In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr N Comerford

Agent Mr Tom Smith
Soughton House, 2
Nicholas Street Mews,
Chester, CH1 2NS

Reference P/2025/0182

Date Received 28/02/2025

Decision Date 24/04/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

CHAPEL HOUSE SURGERY, HIGH STREET, BANGOR ON DEE, WREXHAM, LL13 0BU

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2022/1001 I DIWYGIO CYNLLUN AC YCHWANEGU GOLEUADAU TO

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2022/1001 TO AMEND LAYOUT AND ADDITION OF ROOF LIGHTS

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	24/04/2025	Planning permission issued

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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Decision Date 24/04/2025

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 6687-PL01 Rev A, 6687-PL02 Rev A and 6687-PL03 Rev A.

2. No facing or roofing materials shall be used other than those detailed within the original P/2022/1001 permission documentation.

3. The vehicular parking area as shown on approved drawing number 22.CON-057-B1 Rev A within the original P/2022/1001 permission shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant Mr N Comerford

Agent Mr Tom Smith
Soughton House, 2
Nicholas Street Mews,
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3. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council