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 MICHAL SOKOLOWSKI

Reference P/2025/0391

Decision Date 17/06/2025

Town and Country Planning Act, 1990

Location of Application

35 WILLOW BRIDGE COURT, WREXHAM, LL13 8DX

Description of Application

ADNEWYDDU CANIATÂD CYNLLUNIO P/2024/1013 - PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT

RENEWAL OF PLANNING PERMISSION P/2024/1013 - PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

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

National Policies and Technical Advice Notes (TAN):
TAN5 - Nature conservation and planning
TAN12 - Design
TAN18 - Transport

Development Plan:
UDP PS1 - The Broad Location of Development
UDP PS2 - The Broad Location of Development
UDP PS3 - The Broad Location of Development
UDP PS4 - The Broad Location of Development
UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy T8 - Parking

Revision	Date	Description of Decision
0	17/06/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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):
   - Site Plan from Buy A Plan.

2. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities on site booking or driver rest room facilities and no customers shall be picked up or set down at the premises.

3. No more than two private hire vehicles shall be kept at or operated from the premises.

4. The measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement including Net Biodiversity Benefit Plan submitted with application P/2024/1013 and implemented at the site, shall be 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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

3. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

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

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 MICHAL SOKOLOWSKI

Reference P/2025/0391

Decision Date 17/06/2025



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