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 Andre and Ewa Klimkiewicz

Agent Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

Reference P/2025/0210

Date Received 05/03/2025

Decision Date 18/06/2025

Town and Country Planning Act, 1990

Location of Application

FORMER ATS BUILDING, DOLYDD ROAD, WREXHAM, LL13 7TE

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B2 (CANOLFAN GOSOD TEIARS/MODURDY ATGYWEIRIO) I DDOSBARTH SUI GENERIS (GORSAF PROFION MOT AC ATGYWEIRIO CEIR)

CHANGE OF USE OF BUILDING FROM CLASS B2 (TYRE FITTING CENTRE/REPAIR GARAGE) TO CLASS SUI GENERIS (MOT TESTING STATION AND CAR REPAIRS)

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
TAN 15 : Development, flooding and coastal erosion
TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

UDP PS1 - The Broad Location of Development
UDP Policy GDP1 - Development Objectives
UDP Policy T8 - Parking
UDP Policy EC6 - Biodiversity

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Revision	Date	Description of Decision
0	18/06/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Existing floor plan dwg no. 002
Proposed floor plan dwg no. 005
Existing elevations dwg no. 003
Proposed elevations dwg no. 006
Site Plan dwg no. 004
Location plan dwg no. 001

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed in the submitted Green Infrastructure and Net Biodiversity Benefit statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No use of the development shall be made before 08:00 hours or after 18:00 hours Monday to Friday and 08:30 hours and 13:00 hours Saturday. No part of the development shall be used on a Sunday or Bank Holiday.

5. Prior to the first use of the development hereby permitted, parking shall be laid in full accordance with approved parking plan ref: DRW 007 and be permanently retained

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6. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Reason(s)

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

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

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

4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 (f) of the Wrexham Unitary Development Plan.

5. In the interest of highway safety in accordance with Policies GDP1 (d) and T8 of the Wrexham Unitary Development Plan.

6. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 (i) of the Wrexham Unitary 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

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Note(s) to applicant

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements. If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.



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