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 Michael Bargiel

Agent Mr Jan Bargiel
2 Church Mews,
Llanfair Dyffryn Clwyd,
Ruthin, United
Kingdom, LL15 2RJ

Reference P/2025/0017

Date Received 08/01/2025

Decision Date 15/07/2025

Town and Country Planning Act, 1990

Location of Application

1 PARK VIEW, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DH

Description of Application

NEWID DEFNYDD TŶ ALLAN O WEITHDY HOBI I GLINIG ESTHETIG (GAN GYNNWYS CADW'R ADEILEDD PRESENNOL)

CHANGE OF USE OF OUTBUILDING FROM HOBBY WORKSHOP TO AESTHETIC CLINICAL USE (INCLUDING RETENTION OF EXISTING STRUCTURE)

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport

Revision	Date	Description of Decision
0	15/07/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Michael Bargiel

Reference P/2025/0017

Agent Mr Jan Bargiel
2 Church Mews,
Llanfair Dyffryn Clwyd,
Ruthin, United
Kingdom, LL15 2RJ

Date Received 08/01/2025

Decision Date 15/07/2025

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): Location Plan, Site Plan dwg no. 24/MGB/ Rev C, Proposed Elevations dwg no. 25/26/1 and Proposed Floor Plans dwg no. 24/MGB/B.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Site Plan dwg no. 24/MGB/ Rev C, Proposed Floor Plans dwg no. 24/MGB/B and within the Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The building shall only be used for the purposes described within this application.

5. The external finish of the building shall be stained in the colour light teak as specified within the email dated 14/07/2025.

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 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

Applicant Mr Michael Bargiel

Agent Mr Jan Bargiel
2 Church Mews,
Llanfair Dyffryn Clwyd,
Ruthin, United
Kingdom, LL15 2RJ

Reference P/2025/0017

Date Received 08/01/2025

Decision Date 15/07/2025

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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