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 Miss Bethan Farmer

Reference P/2025/0349

Decision Date 21/07/2025

Town and Country Planning Act, 1990

Location of Application

3 HUTTON WAY, RHOSTYLLEN, WREXHAM, LL14 4FP

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH C2 (SEFYDLIAD PRESWYL) / CHANGE OF USE OF BUILDING FROM C3 (DWELLING) TO C2 (RESIDENTIAL HOME)

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	21/07/2025	Planning permission issued

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): 1) Accompanying Application Form, 2) Accompanying Site Plan, 3) Accompanying Floor Plan and 4) Accompanying Location Plan.

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2. 3 Hutton Way shall only be used for a limit of two persons in care at any one time.

3. The measures to deliver net benefit for biodiversity (NBB) shown on the accompanying email dated 11th July 2025 must be implemented in full within three months of this permission. The measures shall thereafter 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 UDP.

3. 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