

Applicant DR A RODRIGUES

Reference P/2024/0001

Agent MR ROBERT ADAM LLOYD
D2 ARCHITECTS
THE GALLERY
PARK ROAD
RUTHIN
LL15 1NB

Date Received 05/12/2023

Decision Date 27/06/2024

Town and Country Planning Act, 1990

Location of Application

BRIDGE HOUSE, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I DDOSBARTH D1
(CLINIG IECHYD A CHOSMETIG)
CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO CLASS D1
(HEALTH AND COSMETIC)

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
Future Wales Policy 20 - National Growth Area - Wrexham and Deeside
Tan 15 : Development, flooding and coastal erosion
TAN 18 : Transport
TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
R1 - Retail, Leisure and Commercial Centre Hierarchy
R5- District, Local, Village and Neighbourhood Centres
SP15 - Historic and Cultural Environment
SP18 - Climate Change
SP2 - Location of Development
T1 - Managing Transport Impacts

In pursuance of its powers under the Acts and 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 DR A RODRIGUES

Reference P/2024/0001

Agent MR ROBERT ADAM LLOYD
D2 ARCHITECTS
THE GALLERY
PARK ROAD
RUTHIN
LL15 1NB

Date Received 05/12/2023

Decision Date 27/06/2024

Revision	Date	Description of Decision
0	27/06/2024	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): Drawings nos. EX01 Revision X, PL01 Revision C and PL03 Revision B.
3. Prior to the first use of the development measures to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped, shall be implemented in accordance with a scheme that shall have first been submitted to, and approved in writing by, the Local Planning Authority. The measures shall 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 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.

In pursuance of its powers under the Acts and 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 DR A RODRIGUES

Reference P/2024/0001

Agent MR ROBERT ADAM LLOYD
D2 ARCHITECTS
THE GALLERY
PARK ROAD
RUTHIN
LL15 1NB

Date Received 05/12/2023

Decision Date 27/06/2024

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)