

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	MARCUS FAIR ETERNAL MEDIA LTD	Code Number	HOL P/2022/0990
Agent	ETERNAL MEDIA LTD MARCUS FAIR THE BUNKER BORRAS ROAD WREXHAM LL13 9TW	Date Received	18/11/2022
		Decision Date	09/01/2023

Town and Country Planning Act, 1990

Location of application

UNIT 3, BORRAS ROAD, WREXHAM. LL13 9TW

Description of application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I DOSBARTH D1 (SEFYDLIAD NAD YW'N BRESWYL) / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO CLASS D1 (NON-RESIDENTIAL INSTITUTION)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E5	Employment in the countryside
EC1	Green Barriers
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	09/01/2023	Planning permission issued

Particulars of decision that permission be 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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered and labelled as follows and as contained within the application documentation:
 - Location Plan OS 100042766, Dated July 2022
 - Location Plan (OS Map) received 23/11/2022
3. The development hereby permitted shall be ancillary to the adjacent business Eternal Media Ltd. The Bunker, Borrass Road, Borrass, LL13 9TW and shall not be used or sold off separately.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of amenity and highway safety.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm