

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 TONY MARRIOT DEE VALLEY MEDICAL PRACTICE	Code Number	BAN P/2023/0326
Agent	EDGE ARCHITECTS NW LTD MR RICHARD GRATTON STUDIO 55:20 NORTH WALES BUSINESS PARK CAE EITHIN ABERGELE LL22 7BY	Date Received	09/05/2023
		Decision Date	19/02/2024

Town and Country Planning Act, 1990

Location of application

THE WILLOWS, STATION ROAD, BANGOR IS Y COED, WREXHAM,
LL13 0AB

Description of application

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CHANGE OF USE FROM MARKET GARDEN CENTRE TO DOCTORS
DISPENSARY

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

DM1	Development Management Considerations
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
R7	Loss of Local Services
SP14	Natural Environment
SP18	Climate Change
SP2	Location of Development

Revision	Date	Description of Decision
0	19/02/2024	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 drawings nos. 22-CON-037-B1 Revision D, 22-CON-037-7 Revision A: Proposed Floor Plan - Building B and 22-CON-037-7: Proposed Elevation - Building B.
3. The vehicular and pedestrian accesses to the site together with the parking and turning areas shall be laid out in accordance with drawing no. 22-CON-037-B1 Revision D prior to the first use of the building for the purpose hereby permitted and shall thereafter be permanently retained. The parking and turning areas shall be kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
4. Prior to the first use of building for the purpose hereby permitted, the vehicular access shall be provided the visibility splays shown on drawing no. 22-CON-037-B1 Revision D. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. The building shall not be used for the purpose hereby permitted until a scheme for net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority, to include a timescale for the implementation. The approved scheme shall be fully implemented in accordance with the approved timescale and shall be retained thereafter for the lifetime of the development.
6. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

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.

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3. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan
5. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.



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