

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 MR DAVID SPALDING

Reference P/2024/0074

Agent MR CARL HUGHES
HDS
ARCHITECTTURAL
SERVICES
The Foundry
15 Yorke Street
Wrexham
LL13 8LW

Date Received 23/01/2024

Decision Date 05/07/2024

Town and Country Planning Act, 1990

Location of Application

WESTON HOUSE, NARROW LANE, GRESFORD, WREXHAM, LL12 8EN

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I DDOSBARTH C6
(GOSODIAD TYMOR BYR)
CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO CLASS C6
(SHORT TERM LET)

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

National Policies and Technical Advice Notes (TAN):

Planning Policy Wales 12
Technical Advice Note 12 - Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	05/07/2024	Planning permission issued

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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):
 1. Drawing no: WH/PD/05 (Site location plan) dated 21.11.23;
 2. Drawing no: WH/PD/01 (As existing ground floor plan) dated 22.03.23;
 3. Drawing no: WH/PD/02 (As existing elevations) dated 22.03.23;
 4. Drawing no: WH/PD/03 (As proposed ground floor plan) dated 22.03.23;
 5. Drawing no: WH/PD/02 (As proposed elevations) dated 22.03.23;
 6. Green Infrastructure Statement and Proposal.
3. The development hereby permitted shall not be first occupied until measures to deliver net benefit for biodiversity (NBB) described in the Green Infrastructure Statement & Proposal have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.
4. Upon cessation of the use of the building for the purposes specified in condition 5, the building shall not be used for any purpose other than one ancillary to the residential use of Weston House, Narrow Lane, Gresford LL12 8EN.

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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 In the interests of residential amenity in accordance with Policy DM1 of the Wrexham County Borough Local Development Plan.
- 5 Reason: The lack of dedicated residential curtilage would render the unit unsuitable for use as permanent residential accommodation in accordance with Policy DM1 of the Wrexham County Borough Local Development Plan.

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](#)