

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	MRS JUDITH SEDDON GREENACRES	Code Number	WRC P/2023/0896
Agent	GREENACRES MRS JUDITH SEDDON ROOKERY LANE BURLEYDAM WHITCHURCH DY13 4AY	Date Received	20/12/2023
		Decision Date	10/04/2024

Town and Country Planning Act, 1990

Location of application

BUILDERS YARD, RIVULET ROAD, WREXHAM, LL13 8DY

Description of application

NEWID DEFNYDD ADEILAD O DDOSBARTH A2 (SWYDDFA) I DDOSBARTH D1 (PRACTIS FFISIOTHERAPI) (OL-WEITHREDOL) / CHANGE OF USE OF BUILDING FROM CLASS A2 (OFFICE) TO CLASS D1 (PHYSIOTHERAPY PRACTICE) (IN RETROSPECT)

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
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	10/04/2024	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) and additional information received on 3rd and 8th April 2024 and as contained within the application documentation.
2. No surface water shall be allowed to drain directly or indirectly to the public sewerage system.
3. The vehicular parking and turning areas as shown on approved site plan received on 8th April 2024 shall be fully laid out using white lining

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materials, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times. The proposed spaces shall be marked out using white lining materials.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

Note(s) to applicant

Flood Risk Map confirms the entrance of the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the entrance to the application site to be at risk of flooding and falls into Flood Zone 2/3 (Rivers).

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) Natural Resources Wales consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development. The application site is surrounded by fluvial flood risk, and events greater than the design event could affect the site. We therefore recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our website

<https://naturalresources.wales/flooding/preparing-for-a-flood/?lang=en>

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for further advice and guidance. Additional guidance including the leaflet ""Prepare your Property for flooding"". The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties'.



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