

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	RPM FITNESS	Code Number	GWE P/2024/0188
Agent	MRS CHERYL PARKER SEAHILL FARM SEAHILL ROAD SAUGHALL CHESTER CH1 6BJ	Date Received	20/02/2024
		Decision Date	21/05/2024

Town and Country Planning Act, 1990

Location of application

UNIT 5, PANDY BUSINESS PARK, PANDY, WREXHAM, LL11 2UD

Description of application

NEWID DEFNYDD UNED WAG I DDOSBARTH D2 (CAMPFA) / CHANGE OF USE OF VACANT UNIT TO CLASS D2 (GYM)

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
EM1	Protection of Existing Employment Land
EM3	Alternative Use of Employment Land and Premises
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
SP14	Natural Environment
SP19	Green Infrastructure
SP2	Location of Development
T1	Managing Transport Impacts
T2	Active Travel
R6	Retail, Leisure and Commercial Development (Edge and Out of Centre)

Revision	Date	Description of Decision
0	21/05/2024	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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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 approved drawing refs: 'Ground and First Floor Plan Scale 1:100' and 'Site Plan Plotted Scale - 1:1250', and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The proposed net benefit for biodiversity (NBB), in the form of 3 no. swift bird boxes to be installed on the rear of the building, at minimum height of 3 metres above ground level, shall be fully implemented prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.
5. The rating level of any noise generated by reason of this 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.
6. The vehicular parking area as shown on the approved drawings and information contained within the application documents shall be kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
7. A minimum of 3 no. secure bicycle storage / parking spaces shall be provided with the area outlined in blue shown on 'Site Plan Plotted Scale - 1:1250' prior to first beneficial use of the development. This storage / parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles at all times.
8. No additional land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
7. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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