

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 WILLIAM DAVIES JAMES HARGREAVES PLUMBING SUPPLIES LTD	Code Number	WRO P/2023/0581
Agent	JAMES HARGREAVES PLUMBING SUPPLIES LTD MR WILLIAM DAVIES PARLIAMENT STREET BURNLEY LANCASHIRE BB11 3JT	Date Received	20/06/2023
		Decision Date	20/10/2023

Town and Country Planning Act, 1990

Location of application

MB FITNESS, UNIT 1, FELIN PULESTON, WREXHAM, LL13 7RF

Description of application

NEWID DEFNYDD O D2 (CAMPFA) I A1 A B8 (MASNACHWYR DEYNYDD PLYMIO) /CHANGE OF USE FROM D2 (GYM) TO A1 AND B8 (PLUMBERS MERCHANTS).

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

GDP1	Development objectives
PS1	Settlement limits
PS7	Shopping priority areas
S8	Shopping development within defined employment areas

Revision	Date	Description of Decision
0	20/10/2023	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 51359/RO/B and as contained within the application documentation.

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3. 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.
4. Prior to the first beneficial use of the development hereby approved, the parking areas for staff and customers shall be laid out and marked fully in accordance with a Parking Plan to first have been submitted to and approved in writing by the Local Planning Authority. The approved parking layout shall be retained for the lifetime of the development.

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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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 GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

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.

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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.

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.

You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting sign.



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

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