

Applicant MR GLEN WRIGHT

Reference P/2024/0195

Agent MR ROBERT JOHN
CARTWRIGHT
CAPS
SUNNYSIDE,
HOLLINWOOD,
WHIXALL, SY13 2NL

Date Received 15/03/2024

Decision Date 05/07/2024

Town and Country Planning Act, 1990

Location of Application

COMMERCIAL GARAGE, GLANLLYN ROAD, BRADLEY, WREXHAM, LL11 4BB

Description of Application

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TEMPORARY CHANGE OF USE (3 YEARS) OF BUILDING TO ESTATE AGENTS

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

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

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The use as permitted shall cease and be abandoned before the expiration of 3 calendar years from the date of consent, i.e. on or before 05/07/2027.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
LP 1 and BP 1.

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



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3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Reason(s)

- 1 To limit the lifetime of the consent to the period of time sought by the Applicant.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 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.

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](#)