

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 AZIZ BUYUKDENIZ	Code Number	WRO P/2023/0376
Agent	BLUEPRINT LTD MR STUART HATHERALL OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	09/06/2023
		Decision Date	31/10/2023

Town and Country Planning Act, 1990

Location of application

TRAVELLERS REST, 26 KINGSMILLS ROAD, WREXHAM, LL13 8NH

Description of application

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(IN RETROSPECT)

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	31/10/2023	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) numbered B169/002 and as contained within the application documentation.
2. Within two months of the date of this permission, a detailed Net Biodiversity Benefit Plan, together with timescales for its implementation, shall be submitted to and approved in writing by the Local Planning Authority.

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3. The Net Biodiversity Benefit Plan, approved under Condition 2, shall be fully implemented within the agreed timescales and the measures shall be retained for the lifetime of the approved development.
4. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
4. 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 in accordance with Policy EC14

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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.html



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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