

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	DAVID BENTLEY	Code	WRC P/2022/0372
Agent	REAL PLANNING MR GERRY KELLETT DUNMORE CHURCH STREET PENYCAE WREXHAM LL14 2RL	No Date Received	13/04/2022
		Decision Date	31/07/2023

Town and Country Planning Act, 1990
Section 73

Location of application

RON BENTLEY AND SONS LTD, 29, RIVULET ROAD, WREXHAM,
LL13 8DU

Description of application

AMRYWIO AMOD 2 AR GANIATAD CYNLLUNIO CB00544 FEL Y GELLIR
GWAHANU'R ESTYNIAD AR GYFER BUSNES YCHWANEGOL /
VARIATION OF CONDITION 2 OF CB00544 TO ALLOW THE SEPARATION
OF THE EXTENSION TO ADDITIONAL BUSINESS

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

Revision	Date	Description of Decision
0	31/07/2023	Planning permission issued

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

Condition(s)

1. No storage shall take place in the open on any part of the site.
2. Notwithstanding the provisions of Part 3, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), the building edged red the building edged red on the location plan dated April 2022 shall not be used at any time other than for a purpose falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (or any equivalent Class in any statutory instrument revoking and re-enacting that Order with or without amendment).

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Reason(s)

1. To ensure parking and servicing space remains available for use in the interests of highway safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
2. To protect the amenities of the occupiers of nearby properties and in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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