

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	MISS NATALIE BROWN	Code Number	HOL P/2022/0594
Agent	MISS NATALIE BROWN 22 GROSVENOR CRESCENT WREXHAM LL13 9TW	Date Received	01/06/2022
		Decision Date	01/11/2022

Town and Country Planning Act, 1990

Location of application

CLARITY HOUSE, BORRAS ROAD, BORRAS, WREXHAM, , LL13 9TW

Description of application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I DDOSBARTH D2 (YMGYNNULL A HAMDDEN) / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICES) TO CLASS D2 (ASSEMBLY AND LEISURE)

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

E5	Employment in the countryside
EC1	Green Barriers
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	01/11/2022	Planning permission issued
1	02/06/2023	Discharge of Condition 6

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 approved and amended plan(s) numbered or labelled as follows:
- Location Plan - TQRQM22143095730246

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- Site plan labelled 'Property Plan A' with Title Number WA734312
- NB fitness and Wellness internal layout
- Parking measurements - NB Fitness and Wellness centre, 17th October 2022

3. The vehicular access to the site shall be a minimum width of 4.8 metres for a minimum distance of 10m behind the adjoining highway. The access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

4. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

5. The vehicular parking and turning areas as shown on approved drawing(s) labelled Parking measurements - NB Fitness and Wellness centre, 17th October 2022 shall be fully laid out, surfaced, drained and marked out with white lining materials prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

6. No part of the development shall commence until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be used in strict accordance with the details as are approved.

Date Approved: 02/06/2023 Reference Number: P/2023/0268

By Wrexham County Borough Council.

Approved Details: Car Park Management Plan Dated 28th March 2023.

7. Prior to first use of the development hereby the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

8. 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 Method for rating and assessing industrial and commercial sound.

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.

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3. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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