

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 ANTHONY SINNETT	Code Number	WRO P/2023/0331
Agent	MR ANTHONY SINNETT 84-86 BRADLEY ROAD WREXHAM LL13 7TP	Date Received	11/05/2023
		Decision Date	17/08/2023

Town and Country Planning Act, 1990

Location of application

84-86, BRADLEY ROAD, WREXHAM, LL13 7TP

Description of application

NEWID DEFNYDD O SIOP/GWEITHDY I DDWY FFLAT LLAWR GWAELOD / CHANGE OF USE FROM SHOP/WORKSHOP TO 2 NO GROUND FLOOR FLATS

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

EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	17/08/2023	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) referenced existing elevations, existing floor plans, proposed elevations, proposed floor plans, block and location plan as contained within the application documentation.
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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3. The site shall only be drained by means of a separate system of drainage with no surface water being discharged to the foul drain/sewer.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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. For further information and advice regarding construction noise please contact the Council's Environmental Health & Housing Standards Team on 01978 292040

Your attention is drawn to Highway Supplementary Notes Numbered 1, 2, 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



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

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