

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	PAUL THORNTON	Code Number	RUA P/2023/0355
Agent	MRS CHERYL PARKER SEAHILL FARM SEAHILL ROAD SAUGHALL CHESTER CH1 6BJ	Date Received	15/05/2023
		Decision Date	31/08/2023

Town and Country Planning Act, 1990

Location of application

REDBROOK HOUSE, RUABON ROAD, RUABON, WREXHAM, LL14 6RA

Description of application

CODI ADEILAD ALLANOL I'W DDEFNYDDIO FEL YSTAFELL HARDDWCH (OL-WEITHREDOL) / ERECTION OF OUTBUILDING FOR USE AS A COMMERCIAL BEAUTY ROOM AND ANCILLIARY HOME GYM (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:-

E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	31/08/2023	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) numbered RHR 001, RHR 002 and RHR 003, and as contained within the application documentation.

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2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
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.
4. The vehicular parking area as shown on approved drawing number RHR 003 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
5. 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 Methods for Rating and Assessing Industrial and Commercial Sound.
6. This permission shall not be for the benefit of the land but shall operate only for the benefit of the occupiers / owners of the application site known as Redbrook House, Ruabon Road, Wrexham.
7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents, as a commercial beauty room and/or purposes ancillary to the occupation of Redbrook House, Ruabon Road, Ruabon as a single dwelling.
8. No customer shall be permitted / present on site before 0800 hours or after 2100 hours on any day.
9. The maximum number of customers attending the application site known as Redbrook House, Ruabon Road, Wrexham, shall not exceed one customer at any one time.
10. The maximum number of staff attending the application site known as Redbrook House, Ruabon Road, Wrexham, shall not exceed one staff member at any one time.

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
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 Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
4. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To ensure that the building is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure the provision of adequate parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
10. To ensure the provision of adequate parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.



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

