

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 ALEXANDER LLOYD	Code Number	WRA P/2022/0775
Agent		Date Received	09/08/2022
		Decision Date	04/11/2022

Town and Country Planning Act, 1990

Location of application

120 RHOSNESNI LANE, RHOSNESNI, WREXHAM, LL12 7NE

Description of application

NEWID DEFNYDD ADEILAD 0 DDOSBARTH A1 (MANWERTHU) I DDOSBARTH D2 (STIWDIO HYFFORDDI PERSONEL) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS D2 (PERSONAL TRAINING SUTDIO)

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

Revision	Date	Description of Decision
0	04/11/2022	Planning permission issued

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 amended plan(s) numbered SK01 Revision No. C, TQRQM22235122951915, TQRQM22235122400571 and SK02 Revision No. A.

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3. 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.
4. Prior to first use of the development hereby approved the vehicular access shall provide / maintain a visibility splay of 2.4 metres x 43 metres in the easterly direction measured to the nearside edge of the adjoining highway. Within this splay there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). SK01 Revision No. C 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.
7. No customers shall be admitted entry to the premises before 06:00am or after 20.30pm Monday to Friday, or before 09:00am or after 14:00pm hours on Saturday and Sunday.

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.
3. 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.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
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.
6. In the interests of highway safety.
7. To ensure that the premises is not used at a time which would be likely to cause nuisance or disturbance to nearby residents

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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