

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



|                  |                                                                                      |                      |                 |
|------------------|--------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | VILLAGE BAKERY LIMITED                                                               | <b>Code Number</b>   | ABE P/2022/0297 |
| <b>Agent</b>     | MR GARETH EDWARDS<br>DPA LTD<br>SALOP HOUSE<br>13 SALOP ROAD<br>OSWESTRY<br>SY11 2NR | <b>Date Received</b> | 24/03/2022      |
|                  |                                                                                      | <b>Decision Date</b> | 09/05/2022      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

VILLAGE BAKERY LTD, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

#### **Description of application**

UNED GAEEDIG AR GYFER YSTAFFELL Y FOELER AR Y LLAWR  
CYNTAF / FIRST FLOOR BOILER ROOM EXTENSION

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 |
| EC13 | Surface water run-off                     |
| EC6  | Biodiversity Conservation                 |
| GDP1 | Development objectives                    |
| PS1  | Settlement limits                         |
| PS2  | Development and the environment           |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 09/05/2022 | Planning permission issued |

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

##### **Condition(s)**

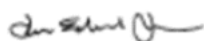
1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 19009:  
P101 P102 P103 P110 P111 P115 P116 P120 P125 and as contained within the application documentation.

|                  |                                                                                      |                 |                 |
|------------------|--------------------------------------------------------------------------------------|-----------------|-----------------|
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|                  |                                                                                      | <b>Date</b>     | 24/03/2022      |
|                  |                                                                                      | <b>Received</b> |                 |
|                  |                                                                                      | <b>Decision</b> |                 |
|                  |                                                                                      | <b>Date</b>     | 09/05/2022      |

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

**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 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.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)