

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 6 MARCH 2023

APPLICATION NO:
P/2022 /1076

LOCATION:
YALE HOSPITAL CROESNEWYDD
ROAD WREXHAM
LL13 7YP

DATE RECEIVED:
22/12/2022

COMMUNITY:
Offa

DESCRIPTION:
CADW'R ADEILAD MODIWLAR (A
GYMERADWYD YN FLAENOROL O
DAN GANIATAD CYNLLUNIO
P/2021/0693) / RETENTION OF
MODULAR BUILDING (PREVIOUSLY
APPROVED UNDER PLANNING
PERMISSION CODE NO.
P/2021/0693)

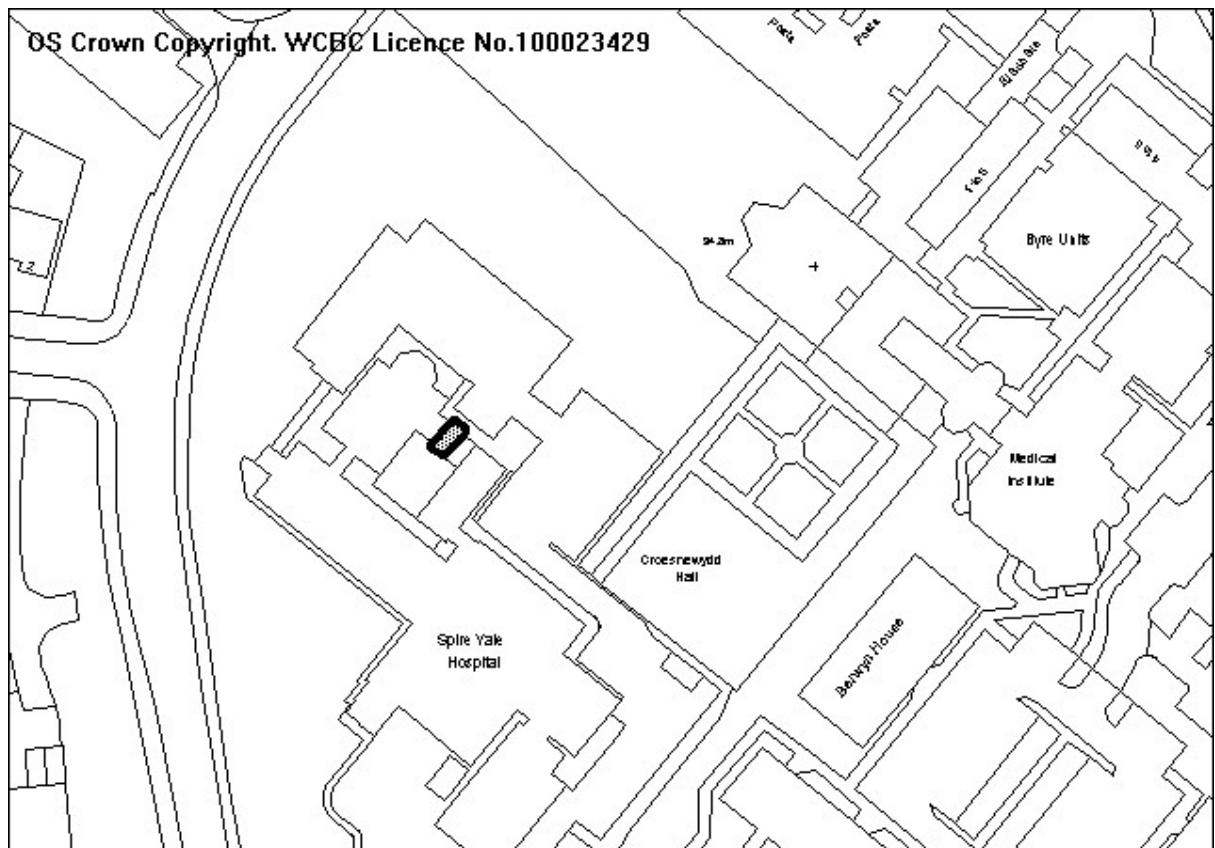
CASE OFFICER:
RP

WARD:
Brynyffynnon

AGENT NAME:
LAWRAY ARCHITECTS
KEITH O'HANLAN

APPLICANT(S) NAME:
S JONES

THE SITE



PROPOSAL

As above.

HISTORY

P/2018/0363 SITING OF MODULAR BUILDING TO PROVIDE ADDITIONAL TEMPORARY OFFICE ACCOMMODATION. Granted
14/6/2018

P/2021/0693 LLEOLI ADEILAD MODIWLAR I DDARPARU GOFOD SWYDDFA DROS DRO YCHWANEGOL / SITING OF MODULAR BUILDING TO PROVIDE ADDITIONAL TEMPORARY OFFICE ACCOMMODATION. Granted
18/8/2021

DEVELOPMENT PLAN

Within settlement limit. Policy GDP1 applies.

CONSULTATIONS

Community Council

Object on the grounds that the applicant has had several opportunities to find more permanent accommodation.

Local Member

Notified 23/01/2023

Public Protection Officer

Confirms no comments to make.

Highways Officer

Confirms no recommendations to make on the grounds of highway safety.

Welsh Water

Confirmed no comments to make regarding foul drainage.

NRW

No objection.

NRW note the application site is within the catchment of the River Dee and Bala Lake SAC but advises the application as submitted is unlikely to increase the amount of phosphorous entering the catchment.

Site Notice

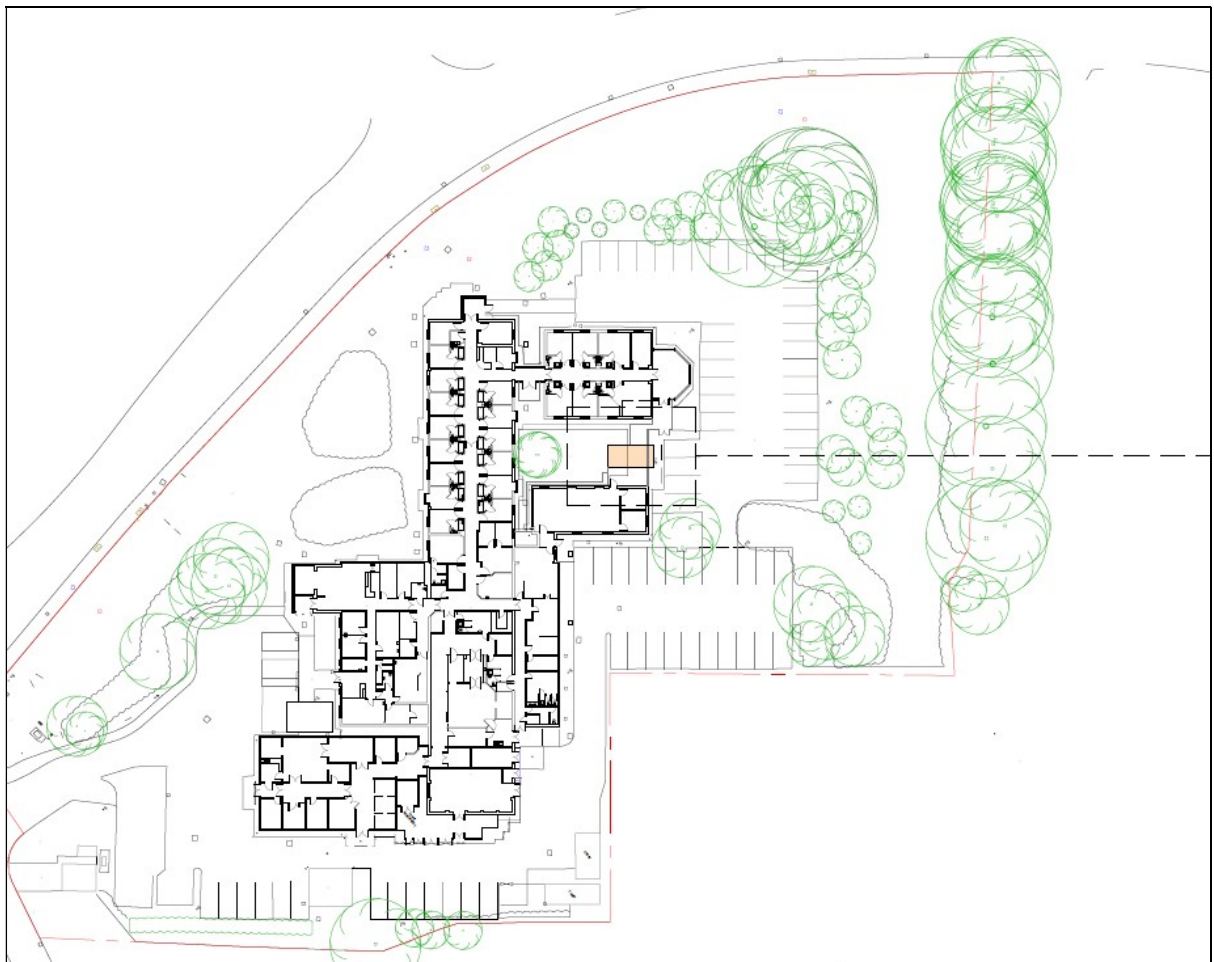
Expired 09/03/2023

SPECIAL CONSIDERATIONS

Background: The development has been given temporary planning permission on two previous occasions, most recently in August 2021. The latter permission expired on 31 December 2022.

Temporary permission being granted on both occasions was due to concerns about the appearance of this type of structure but balanced against providing the applicants an opportunity to obtain permission for and erect a more permanent structure.

Visual Impact: The modular building is surrounded on three sides by the existing hospital building with one elevation facing towards the car park, making this a relatively discreet location within the site. The car park is also surrounded by mature landscaping which limits views into it from Croesnewydd Road. The building is therefore not readily visible from public vantage points beyond the site boundaries and does not detract from the character of the locality.



Site Layout Plan

Whilst a more permanent structure would be desirable, given the absence of harm to the locality refusal of the application would not be justified on the grounds of visual amenity. Whilst noting the objections received from the Community Council, there are no valid planning grounds to withhold permission on a permanent basis.

CONCLUSION

The development does not detract from the visual amenity of the area and as such accords with policy GDP1.

RECOMMENDATION

That the Chief Officer Economy and Planning be given delegated authority to GRANT planning permission on an unconditional basis upon the expiry of the publicity period.
