

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	JOHN SMALL BRYN PROPERTY COMPANY LTD	Code Number	WRO P/2022/0661
		Date Received	19/07/2022
		Decision Date	09/07/2022

Town and Country Planning Act, 1990

Location of application

20, PEN Y BRYN, WREXHAM, LL13 7HY

Description of application

NEWID DEFNYDD FFLAT O DDOSBARTH C3 AC UNED MASNACHOL O DDOSBARTH A1/A2 I DDOSBARTH D1 (MEDDYGOL) / CHANGE OF USE OF APARTMENT FROM CLASS C3 AND COMMERCIAL UNIT FROM CLASS A1/A2 TO CLASS D1 (MEDICAL)

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

GDP1	Development objectives
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0		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) labelled 20 Pen Y Bryn showing the proposed floor layout, Land Registry Current Title Plan Ref: SJ3349NW and contained within the application documentation.
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.

Applicant JOHN SMALL BRYN
PROPERTY COMPANY
LTD

**Code
Number** WRO P/2022/0661

Agent

**Date
Received** 19/07/2022

**Decision
Date**

4. Prior to the first use of the development hereby permitted, two parking spaces in the car park to the rear of the site shall be allocated to the unit for the purposes of staff parking and shall be retained as such for the lifetime of the use.

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. In the interests of highway safety, to minimise on street parking in the vicinity of the site.

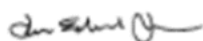
Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

The applicant's attention is drawn to the public sewer that crosses the site. No part of any operational development will be permitted within 3 metres either side of the centreline of the sewer and Welsh Water has a right of access to this apparatus at all times.

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



Applicant JOHN SMALL BRYN
PROPERTY COMPANY
LTD

**Code
Number**

WRO P/2022/0661

Agent

**Date
Received**

19/07/2022

**Decision
Date**

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