

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 P JOHNSON	Code Number	ABE P/2022/0309
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	24/03/2022
		Decision Date	06/07/2022

Town and Country Planning Act, 1990

Location of application

FIVE FORDS WAREHOUSE, UNIT 2 BRIDGE ROAD SOUTH, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

Description of application

NEWID DEFNYDD RHAN O ADEILAD O DDOSBARTH DEFNYDD B8 -
(STORIO A DOSBARTHU)I DDOSBARTH DEFNYDD A1 - MANWERTHU AR
WAHAN I FWYD / CHANGE OF USE OF PART OF BUILDING FROM USE
CLASS B8 (STORAGE AND DISTRIBUTION) TO USE CLASS A1 NON-
FOOD RETAIL

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
T8	Parking

Revision	Date	Description of Decision
0	06/07/2022	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 J174/002 1 of 2, J174/002 2 of 2 and J174/003, and as contained within the application documentation.

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3. Within 1 month of the date of this permission, further details of vehicular access, parking and turning facilities together with site signage, shall be submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained within one month of approval of the scheme, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

4. The retail floor areas approved as part of this application shall be restricted only to within the areas outlined in red on the approved plan reference J174/002 1 of 2, and the retail floor areas shall be used for ancillary purposes only in connection with the warehouse/storage use of the rest of the building known as Unit 2, Bridge Road South.

5. The retail areas as shown on the approved plan reference J174/002 1 of 2 shall only be used for the retail sale of non-food goods within Use Class A1, and shall not be used for any other purpose.

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 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 in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
4. To ensure that the development complies in principle and to secure that adequate parking spaces are retained at the site in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
5. To ensure that the development complies in principle and to secure that adequate parking spaces are retained at the site in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

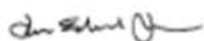
Note(s) to applicant

The applicant is advised that vehicles should not be allowed to park within the existing adopted layby fronting the application site.

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Natural Resources Wales (NRW) Flood Risk Map confirms the application site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15, and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2/3 Rivers/Sea. The FMfP can be viewed at Natural Resources Wales / Flood Map for Planning / Development Advice Map. The developer is advised that the site is at potential risks of flooding and may therefore wish to consider installing flood-proofing measures as part of the development.

In areas at risk of flooding, NRW recommends that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. The Council refers the applicant to NRW's website 'Natural Resources Wales / Preparing for a flood', which gives further advice and guidance. No specific Flood Warning is available for this area however a more general Flood Alert for the Lower Dee catchment is available. The applicant can sign up to receive this at Natural Resources Wales / Sign up to receive flood warnings.



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