

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	SAFE HANDS HOMES LTD	Code Number	PEN P/2022/0283
Agent	MRS PET TWIGG PLANNING ANGEL LTD HOLMCROFT TOWNFIELD LANE TARVIN CH3 8EG	Date Received	17/03/2022
		Decision Date	13/06/2022

Town and Country Planning Act, 1990

Location of application

RHOS Y FEDWEN, POPLAR ROAD, PENYCAE, WREXHAM, LL14 2PT

Description of application

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(SEFYDLIAD PRESWYL) / CHANGE OF USE FROM CLASS C3 DWELLING
TO CLASS C2 (RESIDENTIAL INSTITUTION)

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

EC1	Green Barriers
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
H11	Residential and nursing homes
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	13/06/2022	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 25/3/2022 and as contained within the application documentation.

3. The vehicular parking area as shown on approved site layout drawing shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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 of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Applicant

Agent MRS PET TWIGG
PLANNING ANGEL LTD
HOLMCROFT
TOWNFIELD LANE
TARVIN
CH3 8EG

Code

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Number

Date

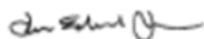
17/03/2022

Received

Decision

Date

13/06/2022



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:-

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