

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 ALAN GRIFFITH	Code Number	WRO P/2022/0120
Agent	MR BENJAMIN CARRACK HLM THE RUSKIN BUILDING SECOND FLOOR TUDOR SQUARE SHEFFIELD S1 2LA	Date Received	11/08/2021
		Decision Date	07/06/2022

Town and Country Planning Act, 1990

Location of application

SUBSTATION 3, WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, WREXHAM, LL13 7TD

Description of application

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/06/2022	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 numbered WMHCW-HLM-V01-XX-DR-A-P01 0003 and as contained within the application documentation.

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

4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

Arboricultural Implication Assessment ref no. 21_5837_07_40 Roar Environmental

No development or other operations shall take place except in strict accordance with the reports as approved.

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.

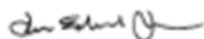
4. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

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

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Ian Jones

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Interim Chief Officer Planning & Regulatory

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