

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

|                  |                                                                                                                |                      |                 |
|------------------|----------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | JULIE FRANCIS                                                                                                  | <b>Code Number</b>   | WRA P/2021/1075 |
| <b>Agent</b>     | MR BARRY HELLEN<br>WREXHAM COUNTY BOROUGH COUNCIL<br>RUTHIN ROAD OFFICES<br>RUTHIN ROAD<br>WREXHAM<br>LL13 7TU | <b>Date Received</b> | 25/10/2021      |
|                  |                                                                                                                | <b>Decision Date</b> | 10/01/2022      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

36, CHESTER ROAD, WREXHAM, LL11 2SD

#### **Description of application**

NEWID DEFNYDD O GWESTY GWELY A BRECWAST (DOSBARTH C1) I HOSTEL I BOBL DDIGARTREF (SUI GENERIS) / CHANGE OF USE FROM HOTEL/BED AND BREAKFAST (CLASS C1) TO A HOMELESS HOSTEL (SUI GENERIS)

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   |
| EC6  | Biodiversity Conservation       |
| GDP1 | Development objectives          |
| H4   | Sub-division of dwellings       |
| PS1  | Settlement limits               |
| PS2  | Development and the environment |
| T8   | Parking                         |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 10/01/2022 | Planning permission issued |

#### **Particulars of decision that permission be GRANTED Subject to the following:-**

##### **Condition(s)**

1. The use hereby permitted shall cease and be abandoned before 31 December 2022

|                  |                                                                                                                   |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
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|                  |                                                                                                                   | <b>Decision Date</b> | 10/01/2022      |

2. The development shall only be carried out in strict accordance with the details shown on the approved drawings received 11 November 2021 and as contained within the application documentation.

### **Reason(s)**

1. To enable the use of the impact of the development upon the amenities of nearby properties and in respect of crime and anti-social behaviour in the vicinity to be monitored in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

### **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)

The following activities should not be carried out under any circumstances:

- 1) No fires should be lit within 10 metres of the nearest point of the canopy of any retained tree.
- 2) No works, including earth works and the bringing onto site of machinery or materials shall proceed until the approved tree protection measures are put in place, with the exception of the approved tree works.
- 3) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- 4) No mixing of cement or use of other materials or substances shall take place within tree root protection areas or tree construction exclusion zones, or close enough to these that seepage or displacement of those materials or substances could cause them to enter tree root protection areas or tree construction exclusion zones.
- 5) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

|                  |                                                                                                                   |                                                 |                 |
|------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
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|                  |                                                                                                                   | <b>Decision</b><br><b>Date</b>                  | 10/01/2022      |



**Officer Appointed for this purpose**  
**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)