

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	NORTHOLD GROUP	Code No	WRO P/2020/0549
Agent	EDGEPLAN LTD STEVE EDGELLER BARNETT HOUSE 53 FOUNTAIN STREET MANCHESTER M2 2AN	Date Received	10/09/2020
		Decision Date	07/12/2020

Town and Country Planning Act, 1990
Section 73

Location of application

38 PENYBRYN, WREXHAM, LL13 7HY

Description of application

AMRYWIO AMOD 7 Y CANIATAD CYNLLUNIO P/2016/0937 - YMESTYN Y COFNOD AMSER AR GYFER CYCHWYN Y DATBLYGIAD - ORIAU O AGOR A DANFONIADAU / VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/2016/0937 - HOURS OF OPENING AND DELIVERIES

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

Revision	Date	Description of Decision
0	07/12/2020	PLANNING PERMISSION ISSUED
1	10/01/2022	P/2021/0092 - DISCHARGE OF CONDITION 05 (SERVICE DELIVERY AND PARKING MANAGEMENT PLAN) OF PLANNING PERMISSION P/2020/0549

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details approved under planning application P/2016/0937, as shown on the approved drawing(s) numbered C071/004 Sheet 1 of 1 and C071/005 Sheet 1 of 1 and contained within the application documentation.

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2. Within one month of the date of this permission, the vehicular access onto Penybryn shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays, there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

3. Within one month of the date of this permission, the vehicular access onto Tenter's Square shall provide visibility splays of 2.4 metres x 18 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays, there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

4. The vehicular parking and turning areas as shown on approved drawing no. C071/005 Sheet 1 of 1 shall be fully laid out, surfaced and drained within one month of the date of this permission. These area shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking and turning of vehicles at all times.

5. A revised Service Delivery and Parking Management Plan shall be submitted to the Local Planning Authority by January 31st 2021. The development shall be carried out strictly in accordance with the approved revised plan.

Approved on: 10/01/2022 **Reference Number:** P/2021/0092

By: Wrexham County Borough Council

Approved Plan Ref: Delivery and Parking Management Plan
ADL/AM/4573/22A January 2021

6. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

7. No use of the development, to include the receipt of deliveries shall be made before 07:00 or after 22:00 hours on any day.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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 Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure the retail use would not be used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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