

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 & MRS HODSON	Code Number	WRO P/2019/0758
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	07/10/2019
		Decision Date	07/11/2019

Town and Country Planning Act, 1990

Location of application

2, BERSHAM ROAD, WREXHAM, LL13 7UT

Description of application

CONVERSION OF FORMER BED AND BREAKFAST TO 4 NO. ONE BED SELF-CONTAINED APARTMENTS

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

Revision	Date	Description of Decision
0	07/11/2019	PLANNING PERMISSION ISSUED
1	05/11/2021	P/2021/1041 – NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0758 TO AMEND APPROVED PLANS (LAYOUT AND ELEVATIONS)

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 H121/004 Sheet 1 of 1 Rev A and as contained within the application documentation.

S96 Non-material Amendment Approved on: 05/11/2021

Reference Number: P/2021/1041

By: Wrexham County Borough Council

Deleted Drawing Ref: H121/004 Sheet 1 of 1 Rev A

Approved Amended Drawing Refs: WD.100 Rev A, WD.101 Rev A, WD.102 Rev A, WD.103 Rev A and WD.300 Rev A

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3. Prior to the first occupation of the development hereby approved, the gates shown on approved plan numbered H121/004 Sheet 1 of 1 Rev A shall be completely removed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any statutory instrument revoking and re-enacting that Order with or without amendment) no further gates shall be erected at the point of vehicular access.

S96 Non-material Amendment Approved on: 05/11/2021

Reference Number: P/2021/1041

By: Wrexham County Borough Council

Amended condition:

Prior to the first occupation of the development hereby approved, any gates across the vehicular access to the rear parking area shall be permanently removed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any statutory instrument revoking and re-enacting that Order with or without amendment), no further gates shall be erected at / across the point of vehicular access.

4. The vehicular parking and turning areas as shown on approved drawing(s) No(s). H121/004 Sheet 1 of 1 Rev A shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

S96 Non-material Amendment Approved on: 05/11/2021

Reference Number: P/2021/1041

By: Wrexham County Borough Council

Deleted Drawing Ref: H121/004 Sheet 1 of 1 Rev A

Approved Amended Drawing Ref: WD.100 Rev A

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. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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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 Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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