

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	SUE JONES	Code Number	WRO P/2021/1217
Agent	STEVE BAKER HALLIDAY MEECHAM ARCHITECTS 111 PICADILLY MANCHESTER M1 2HY	Date Received	17/12/2021
		Decision Date	01/03/2022

Town and Country Planning Act, 1990

Location of application

UNIT 2, CHESNEY COURT, RHYD BROUGHTON LANE, WREXHAM
TECHNOLOGY PARK, WREXHAM, LL13 7YP

Description of application

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GOSOD OFFER PEIRIANNAU TRIN AER / CHANGE OF USE TO
HEALTHCARE FACILITY (CLASS D1) AND INSTALLATION OF AIR
HANDLING PLANT EQUIPMENT

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	01/03/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The Pre-Assessment Clinic (d1) use of Unit 2 Chesney Court, as permitted, shall cease and be abandoned before 31st December 2023.
2. The development of the Air Handling Plant and Sterile Services Area (d1) hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 5498-HMA-SCC-XX-DR-A-30200, 5498-HMA-SCC-00-DR-A-20100, 5498-HMA-SCC-01-DR-A-20101,

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5498-HMA-SCC-XX-DR-A-20000 and as contained within the application documentation.

4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 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.

5. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

6. No part of the development shall be occupied / first used until the following have been constructed in strict accordance with Highway Authority adoptable standards. delete as apt*

- 1) Footway / carriageway,
- 2) Passing bay,
- 3) Retaining wall,
- 4) Road widening,
- 5) Report on slope stability.

Reason(s)

1. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

4. 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.

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

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

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Note(s) to applicant

The proposed scheme should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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)



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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Applicant SUE JONES

**Code
Number** WRO P/2021/1217

Agent STEVE BAKER
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**Date
Received** 17/12/2021

**Decision
Date** 01/03/2022