

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	ALISON HILL CAIA PARK PARTNERSHIP LTD	Code Number	WRC P/2017/1055
Agent	T A C P MR MATTHEW ROBERTS PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	22/12/2017
		Decision Date	20/02/2018

Town and Country Planning Act, 1990

Location of application

CAIA PARK CENTRE, PRINCE CHARLES ROAD, WREXHAM, LL13 8TH

Description of application

EXTENSION AND NEW MAIN ENTRANCE TO THE EXISTING COMMUNITY BUILDING

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
T8	Parking

Revision	Date	Description of Decision
0	20/02/2018	Planning permission issued
1	22/05/2018	Approval of facing materials, detail required by condition no. 3.
2	26/07/2018	Confirmation of non-material amendment (P/2018/0443)

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 LOC-01 Rev A, GA-01,

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GA-02 Rev A, GA-03 Rev A and ST-01 and as contained within the application documentation.

Non-material amendment: Insertion of fire door.

Reference Number: P/2018/0443

By: Wrexham County Borough Council

Approved Details: Detail shown on amended drawing number GA-02 Rev C2

3. Prior to their use on the development samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Approval Date: 22/05/2018

Detail approved: Facing material – cladding in Blue Grey colour

Approved by: Wrexham County Borough Council

Reference: P/2018/0397

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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

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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.

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority



**Officer Appointed for this purpose
Head of Environment and Planning**

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