

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	DR KELI THORSTEINSSON	Code Number	WRR P/2021/0935
Agent	DR KELI THORSTEINSSON BEECHWOOD MEDICAL LTD T A FREYJA MEDICAL WINGETT HOUSE CHESTER STREET WREXHAM LL13 8BG	Date Received	10/08/2021
		Decision Date	08/11/2021

Town and Country Planning Act, 1990

Location of application

KELSO HOUSE, 13, GROSVENOR ROAD, WREXHAM, LL11 1BS

Description of application

NEWIDD DEFNYDD O B1 (YMGYNHORYDD CYFLOGAETH / CWNSELA) I D1 (CLINIG DERMATOLEG) / CHANGE OF USE FROM B1 (COUNSELLING / EMPLOYMENT CONSULTANT) TO D1 (DERMATOLOGY CLINIC)

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

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	08/11/2021	Planning permission issued

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 conformity with the details shown on the approved drawings referenced Lower Ground, Upper Ground and First Floor Layout Plans, 13 Grosvenor Road Parking Plan, 13 Grosvenor Road Parking Plan Revised 30 October 2021, and as contained within the application documentation.

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3. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway, for a distance of 1 metre measured back into the site, from the existing boundary wall, along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

5. The premises shall be operated on an appointment only basis and shall permit no more than 6 customers / clients in total at any one time.

6. No use of the development shall be made before 0800 hours or after 2000 hours on any day.

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. 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. To ensure that the clinic is not 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

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an Orders referred to below, the County
Borough Council as Local Planning
Authority, hereby determines your
application in accordance with the
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