

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	MRS VALERIE ROGERS	Code	WRO P/2021/0810
Agent	MRS VALERIE ROGERS PENRHOS FARM PENRHOS BRYMBO WREXHAM LL11 5LU	No Date Received	11/08/2021
		Decision Date	01/11/2021

Town and Country Planning Act, 1990
Section 73

Location of application

MORETON LODGE, 48, ALEXANDRA ROAD, WREXHAM, LL13 7SH

Description of application

AMRYWIO AMOD 2 (DEILIADAETH FWYAF – 9 MYFYRIWR) A 3 (PENODI GOFALWR) YNG NGHANIATAD CYNLLUNIO WRO CB1520 I DDEILIADAETH FWYAF O 9 PERSON / VARIATION OF CONDITIONS 2 (MAXIMUM OCCUPANCY - 9 STUDENTS) AND 3 (APPOINTMENT OF A CARETAKER) OF PLANNING PERMISSION WRO CB1520 TO A MAXIMUM OCCUPANCY OF 9 PEOPLE

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

GDP1
H4
T8

Revision	Date	Description of Decision
0	01/11/2021	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 property shall be occupied by a maximum number of nine people.
3. No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out with white lining materials, surfaced and

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drained prior to first use of the development, and 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.

4. No part of the development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) The location, design and means of screening of bin stores
- b) The location and design of cycle parking;
- c) All outdoor private garden/amenity space

The details as approved shall be provided prior to the first occupation of the development and shall thereafter be permanently retained.

Reason(s)

- 1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
- 3. 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
- 4. In the interests of the amenity of occupiers of the development 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