

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 WANTLING	Code Number	WRO P/2021/0835
Agent	MR MATTHEW GREGORY TACP ARCHITECTS LTD PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	20/08/2021
		Decision Date	03/11/2021

Town and Country Planning Act, 1990

Location of application

PLAS GORORAU, ELLICE WAY, WREXHAM TECHNOLOGY PARK,
WREXHAM, LL13 7YY

Description of application

NEWID DEFNYDD O ADEILAD I DDOSBARTH B1 (SWYDDFA) I DEFNYDD DEUOL/HYBLYG DOSBARTH B1 (SWYDDFA) A DOSBARTH D1 (SEFYDLIADAU NAD YDYNT YN RHAI PRESWYL) / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO A DUAL/FLEXIBLE CLASS B1 (OFFICE) AND CLASS D1 (NON-RESIDENTIAL INSTITUTIONS) USE

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

Revision	Date	Description of Decision
0	03/11/2021	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 accordance with the details shown on the approved drawing(s) numbered 1:1750 Location Plan and as contained within the application documentation.
3. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise

Applicant	MR WANTLING	Code Number	WRO P/2021/0835
Agent	MR MATTHEW GREGORY TACP ARCHITECTS LTD PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	20/08/2021
		Decision Date	03/11/2021

levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method for rating and assessing industrial and commercial sound.

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 protect the amenities of the occupiers of nearby properties 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