

APPENDIX 1

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 BOB YETZES BRYN MELYN CARE LTD	Code Number	ABE P/2017/0965
Agent	DPA LTD MR GAVIN PORRITT SALOP HOUSE OSWESTRY SY11 2NR	Date Received	22/11/2017
		Decision Date	02/01/2018

Town and Country Planning Act, 1990

Location of application

2, COED ABEN FARMHOUSE, COED ABEN ROAD, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9UH

Description of application

CHANGE OF USE FROM C3 (RESIDENTIAL DWELLING) TO C2 USE
(RESIDENTIAL CHILDRENS HOME) INCLUDING FORMATION OF NEW
VEHICULAR ACCESS

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
H11	Residential and nursing homes
T8	Parking

Revision	Date	Description of Decision
0	02/01/2018	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 - P-01, P-02 Revision A, S-10 and S-20 and as contained within the application documentation.
3. No part of the building shall be used for the purposes hereby granted planning permission until the proposed access as shown on drawing No. P-02 Revision A has been laid out, surfaced and drained.
4. No part of the building shall be used for the purposes hereby granted planning permission until the existing access onto Coed Aben Road has been

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permanently closed up to vehicular traffic in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 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.

6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). P-02 Revision A shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

7. No part of the building shall be used for the purposes hereby granted until the existing front door has been blocked up and an alternative means of access to the building has been provided at the rear of the property.

8. Other than maintenance no use shall be made of the front garden area which includes all the land within the application site which, for the avoidance of doubt, lies between the front elevation of 2 Coed Aben Farmhouse and Coed Aben road.

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. In the interests of highway safety.
4. In the interests of highway safety.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. 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.
7. To provide privacy and protect the amenity of No 1 Coed Aben Farmhouse.
8. To provide privacy and protect the amenity of No 1 Coed Aben Farmhouse.

Note(s) to applicant

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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