

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	INSTANT MANAGED OFFICES LIMITED	Code Number	WRO P/2021/0161
Agent	REBECCA ALLEN PEGASUS GROUP 5 THE PRIORY OLD LONDON ROAD SUTTON COLDFIELD B75 5SH	Date Received	19/02/2021
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

, 3 - 9, HOPE STREET, WREXHAM, , , LL11 1BG

Description of application

NEWID DEFYNDDD 1 A1 I A2 / CHANGE OF USE FROM A1 TO A2

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

EC7
GDP1
PS1
S1

Revision	Date	Description of Decision
0	15/04/2021	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 location plan, 20-121-SK-01-GF, 20-121-SK-01-B, waste and recycling statement - Pegasus Group - p21-1007 13/4/2021 and as contained within the application documentation.
3. Prior to the commencement of the use, the refuse and recycling storage shown on approved drawings and details (20-121-SK-01-GF, 20-121-SK-01-B, waste and recycling statement - Pegasus Group - p21-1007

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13/4/2021) shall be provided and shall be retained for the users of the development and for no other purpose. The development shall be operated and maintained in accordance with the approved strategy in perpetuity unless otherwise agreed in writing by the Planning Local Authority.

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 adequate provision is made for waste storage in accordance with Council policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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