

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	HYDES BREWERY	Code Number	ROS P/2021/0274
Agent	MRS GEORGINA DAINITH WALSINGHAM PLANNING BRANDON HOUSE KING STREET KNUTSFORD WA16 6DX	Date Received	17/03/2021
		Decision Date	03/06/2021

Town and Country Planning Act, 1990

Location of application

, GOLDEN LION HOTEL, CHESTER ROAD, ROSSETT, WREXHAM, , LL12 0HN

Description of application

CODI TIPI AR GYFER CYFNOD DROS DRO 3 BLWYDDYN / ERECTION OF TIPI FOR A TEMPORARY PERIOD OF 3 YEARS

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

Revision	Date	Description of Decision
0	03/06/2021	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The use of the tipi shall cease and be abandoned before 17th March 2024. The tipi together with any hard standing, base or slab upon which it stands, as well as any associated paraphernalia, shall be completely removed and the land restored to its previous condition not later than one month after that date.
2. The approved plans and documents are Dwg No 101, 1:500 Proposed Site Plan, Photographs Document, Document titled 'Stratus 72'.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting

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that Order with or without amendment), no part of the tip shall be used except for the precise purposes described in the application plans and documents.

Reason(s)

1. The application has been made on a temporary basis only.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure its use is restricted to comply with general planning policy and to safeguard residential amenities of the area in accordance with UDP Policy GDP1.

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