

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	NEAL WATERMAN	Code Number	ISY P/2021/0241
Agent	NEAL WATERMAN 114 OFFA CHIRK WREXHAM LL14 5DJ	Date Received	19/02/2021
		Decision Date	07/05/2021

Town and Country Planning Act, 1990

Location of application

UNIT A2, ABBEY CLOSE, REDWITHER BUSINESS PARK, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9XG

Description of application

NEWIDD DEFNYDD B2 (DIWYDIANNOL CYFFREDINOL) I D2
(CYFLEUSTER CLINIG / GYM CHWARAEON) / CHANGE OF USE FROM
B2 (GENERAL INDUSTRIAL) TO D2 (SPORTS CLINIC / GYM FACILITY)

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

E4	Employment development within settlements
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/05/2021	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) received 24/3/2021 and as contained within the application documentation.

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3. The premises shall be used for a sports clinic and training studio purposes only with no more than two clients being treated at one time, and shall not be used for any other purposes including any other use within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment).

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. In view of the limited parking available on site

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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