

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 PAUL NEWELL	Code Number	RHO P/2020/0648
Agent	MR PAUL NEWELL RFC RUABON FITNESS CENTRE UNIT 4 ZONE 1 VAUXHALL INDUSTRIAL ESTATE WREXHAM LL14 6HA	Date Received	13/10/2020
		Decision Date	13/07/2021

Town and Country Planning Act, 1990

Location of application

RFC RUABON FITNESS CENTRE, UNIT 4 ZONE 1, VAUXHALL INDUSTRIAL ESTATE, RUABON, WREXHAM, , LL14 6HA

Description of application

NEWID DEFNYDD ADEILAD I GANOLFAN FFITRWYDD (D2) YN OL DREMIOL / CHANGE OF USE OF PREMISES TO FITNESS CENTRE (D2) IN RETROSPECT

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

CLF2	New facilities
E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	13/07/2021	Planning permission issued

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 2020/12/03A received 25 May 2021 and as contained within the application documentation.

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2. The vehicular parking area as shown on approved drawing numbers(s) 2020/12/03A shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

3. The premises shall be used for a fitness centre purposes only 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 71ZA (2) of the Town and Country Planning Act 1990.
2. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
3. This is a non-standard reason

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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	RFC RUABON FITNESS	Date	13/10/2020
	CENTRE	Received	
	UNIT 4 ZONE 1		13/07/2021
	VAUXHALL INDUSTRIAL	Decision	
	ESTATE	Date	
	WREXHAM		
	LL14 6HA		

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