

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	SIMON MORAIT	Code No	ABE P/2020/0795
Agent	SIMON MORAIT 6 ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9JT	Date Received	23/11/2020
		Decision Date	15/04/2021

Town and Country Planning Act, 1990

Location of application

, UNIT 6, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, , LL13 9UF

Description of application

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USE FROM B2 TO FITNESS STUDIO D2

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

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to inadequate provision of off street parking the development will cause parking problems in the locality leading to congestion and/or highway safety problems. The development therefore conflicts with policies GDP1d and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are those received on 3/12/2020.

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREF a»/«APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»



**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