

In pursuance of its powers under the Acts an 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 CHELDA SYGNITY LIMITED	Code Number	WRO P/2016/0937
Agent	BLUEPRINT ARCHITECTURAL SERVICES LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER ABBAY ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	05/10/2016
		Decision Date	12/06/2017

Town and Country Planning Act, 1990

Location of application

38 PENYBRYN, WREXHAM, LL13 7HY

Description of application

AMENDED DESIGN (IN RETROSPECT) FOLLOWING ALTERATIONS ON SITE TO PLANNING PERMISSION P/2015/0353 (CHANGE OF USE TO CLASS A1 RETAIL UNIT, EXTERNAL ALTERATIONS AND PARKING AREAS)

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

GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	12/06/2017	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 C071/004 Sheet 1 of 1 and C071/005 Sheet 1 of 1 and contained within the application documentation.

Applicant	MR CHELDA SYGNITY LIMITED	Code Number	WRO P/2016/0937
Agent	BLUEPRINT ARCHITECTURAL SERVICES LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER ABBAY ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	05/10/2016
		Decision Date	12/06/2017

2. Within one month of the date of this permission, the vehicular access onto Penybryn shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

3. Within one month of the date of this permission, the vehicular access on to Tenter's Square shall provide visibility splays of 2.4 metres x 18 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

4. The vehicular parking and turning areas as shown on approved drawing no. C071/005 Sheet 1 of 1 shall be fully laid out, surfaced and drained within one month of the date of this permission. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

5. The development shall be carried out strictly in accordance with the Service Delivery and Parking Management Plan Rev D March 2017 approved as part of planning permission P/2015/0353.

6. The rating level of any noise associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

7. No use of the development, to include the receipt of deliveries shall be made before 0800 or after 2200 hours on any day.

Reason(s)

1. To ensure that the development fully complies with the appropriate policies and standards.

Applicant MR CHELDA SYGNITY
LIMITED

**Code
Number** WRO P/2016/0937

Agent BLUEPRINT
ARCHITECTURAL
SERVICES LTD
MR DAFYDD EDWARDS
OFFICE 3K4
REDWITHER TOWER
ABBAY ROAD
WREXHAM INDUSTRIAL
ESTATE
WREXHAM
LL13 9XT

**Date
Received** 05/10/2016

**Decision
Date** 12/06/2017

2. To ensure that adequate visibility is provided at the proposed point of access to the highway.
3. To ensure that adequate visibility is provided at the proposed point of access to the highway.
4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
5. In the interests of highway safety.
6. To protect the amenities of the occupiers of nearby properties.
7. To ensure that the retail use is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.



**Officer Appointed for this purpose
Head of Environment and Planning**

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