

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	MRS A BALDWIN	Code Number	WRR P/2020/0457
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	13/08/2020
		Decision Date	06/11/2020

Town and Country Planning Act, 1990

Location of application

, 2, STIRLING AVENUE, , WREXHAM, , LL11 2RA

Description of application

NEWID DEFNYDD RHAN O GAREJ INTEGROL I FFURFIO SALON
HARDDWCH / CHANGE OF USE OF PART OF INTEGRAL GARAGE TO
PROVIDE BEAUTY SALON

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

Revision	Date	Description of Decision
0	06/11/2020	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) numbered 1:200 Proposed Block Plan Rev A, Floor Plan and as contained within the application documentation.
3. No use of the development shall be made before 09:00 or after 16:00 hours on any weekday, before 09:00 or after 13:00 on Saturdays and at no time on a Sunday or Bank Holiday.

Applicant	MRS A BALDWIN	Code	WRR P/2020/0457
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Number	
		Date	13/08/2020
		Received	06/11/2020
		Decision	
		Date	

4. This permission shall not be for the benefit of the land but shall operate for the benefit of Mrs A Baldwin and immediately on the discontinuance of her use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.

5. The development hereby approved shall operate by appointment only with only one appointment at a time.

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. To ensure that the Beauty Salon is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. This is a non-standard reason
5. In the interests of safeguarding residential amenity of neighbouring properties and to prevent overspill of parking on the adjacent highway.

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

**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**