

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 PETER MATTHEWS PRM PROPERTY LIMITED	Code Number	WRA P/2020/0611
Agent	ROB BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ	Date Received	02/10/2020 15/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

HAND HOTEL, 85, HOLT ROAD, WREXHAM, , LL13 8NG

Description of application

NEWID DEFNYDD LLAWR GWAELOD THE HAND HOTEL I ACADEMI D1
AR GYFER THERAPIAU CYFANNOL A SWYDDFEYDD B1 / CHANGE OF
USE OF THE GROUND FLOOR OF THE HAND HOTEL TO D1 ACADEMY
FOR HOLISTIC THERAPIES AND B1 OFFICES

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

CLF1	Existing Facilities
E4	Employment development within settlements
GDP2	Capacity of infrastructure and community facilities
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/03/2021	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 drawings received 1/2/2021 and as contained within the application documentation.

Applicant	MR PETER MATTHEWS PRM PROPERTY LIMITED	Code Number	WRA P/2020/0611
Agent	ROB BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ	Date Received	02/10/2020 15/03/2021
		Decision Date	

3. The vehicular and cycle parking areas as shown on approved site plan 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.

4. No part of the development shall commence until a scheme of noise insulation and attenuation measures between ground and first floors (in compliance with Building regulations guidance: part E - resistance to the passage of sound) has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be retained as such.

5. No use of the development shall be made before 08:00 or after 20:00 hours on any weekday and at no time on a Sunday or Bank Holiday.

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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure that the property 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.

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)

Applicant	MR PETER MATTHEWS PRM PROPERTY LIMITED	Code Number	WRA P/2020/0611
Agent	ROB BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ	Date Received	02/10/2020 15/03/2021
		Decision Date	



**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