

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	GORDON BINNIE IPSEN BIOPHARM LTD	Code No	ABE P/2020/0789
Agent	LOVELOCK MITCHELL ARCHITECTS 3 STANLEY STREET CHESTER CHESHIRE CH1 2LS	Date Received	19/11/2020
		Decision Date	13/01/2021

Town and Country Planning Act, 1990
Section 73

Location of application

IPSEN BIOPHARM LTD, , ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9UF

Description of application

AMRYWIO AMOD 7 Y CANIATAD CYNLLUNIO P/2017/0305 - CADW ADEILAD SWYDDFA / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2017/0305 - RETAIN OFFICE BUILDING

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
E4	Employment development within settlements

Revision	Date	Description of Decision
0	13/01/2021	Planning permission issued

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

Condition(s)

1. The use of the building hereby granted permission shall cease and be abandoned not later than 30 June 2022. Within three months of that date the building shall be completely removed from the site. For the avoidance of doubt 'the site' is the area edged in red on drawing: IPSTO-LMA-00-XX-DR-A-100 Revision P01: Site_Location_Plan.
2. The development shall be carried out in strict accordance with the following drawings:

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- i) IPSTO-LMA-00-XX-DR-A-102 Revision P01: Site_Plan_Proposed;
- ii) IPSTO-LMA-00-XX-DR-A-103 Revision P01:
Site_Location_Plan_Demolition;
- iii) IPSTO-LMA-00-XX-DR-A-104 Revision P01: Proposed Ground Floor
Plan with Drainage;
- iv) IPSTO-LMA-00-XX-DR-A-2010 Revision P03: Proposed Ground Floor
Plan;
- v) IPSTO-LMA-00-XX-DR-A-2011 Revision P02: Proposed Roof Plan;
- vi) IPSTO-LMA-00-XX-DR-A-2012 Revision P02: Proposed Sections;
- vii) IPSTO-LMA-00-XX-DR-A-2013 Revision P03: Proposed Elevations.

Reason(s)

1. To define the scope of the planning permission
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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