

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 CHRIS LLOYD	Code Number	GWE P/2020/0756
Agent	MR CHRIS LLOYD VIC STUDIOS LTD THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	06/11/2020
		Decision Date	11/02/2021

Town and Country Planning Act, 1990

Location of application

, RAILBRIDGE COURT, MAIN ROAD, RHOSROBIN, WREXHAM, , LL11 4RL

Description of application

NEWID DEFNYDD O CANOLFAN ADDYSG PLANT B1 I D1 / CHANGE OF USE FROM B1 TO D1 CHILDREN'S EDUCATION CENTRE

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	11/02/2021	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 drawing(s) numbered (Dwg No. SC2020-218-L-(0)003 Rev A, 1:1250 Site Location Plan, 1:100 Site Location Plan, Floor Plan (submitted 28/01/2020)), and as contained within the application documentation.
3. The rating level of any noise generated by the development hereby approved shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with

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BS4142:2014 Methods for rating and assessing industrial and commercial sound.

4. No use of the development shall be made before 09:00 or after 21:00 Monday to Friday, before 09:00 or after 17:00 on Saturday, before 10:00 or after 16:00 on a Sunday and not at all on a Bank Holiday.
5. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 1:1250 Site Location Plan.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure that the Children's Education Centre 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.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Please note, this permission gives consent only to the purposes described within the description of the application. Any permission sought for advertisement will be subject to separate consent.



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:-

Applicant MR CHRIS LLOYD

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VIC STUDIOS LTD
THE FOUNDRY
15 YORKE STREET
WREXHAM
LL13 8LW

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Decision

Date

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm