

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	JAMES RADHI	Code Number	ISY P/2020/0653
Agent	RUTH HAMER WREXHAM COUNCIL HOUSING AND ECONOMY RUTHIN ROAD WREXHAM LL13 7TU	Date Received	10/09/2020
		Decision Date	08/12/2020

Town and Country Planning Act, 1990

Location of application

UNIT 9, ABBEY CLOSE, REDWITHER BUSINESS PARK, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9XG

Description of application

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USE FROM B2 TO FITNESS STUDIO D2

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

E4	Employment development within settlements
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	08/12/2020	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) received 23/10/2020 and as contained within the application documentation.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting

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that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.

4. No use of the development shall be made before 09:00 or after 21:00 hours on any weekday, or before 08:00 or after 14:00 hours on any Saturday or 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. This is a non-standard reason
4. To ensure that the use is not used at a time which would be likely to cause nuisance or disturbance to nearby occupiers in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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