

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 A PRITCHARD	Code Number	WRA P/2018/0264
Agent	MR A PRITCHARD 27 POPLAR ROAD WREXHAM LL13 7DG	Date Received	03/04/2018
		Decision Date	04/06/2018

Town and Country Planning Act, 1990

Location of application

79, HOLT ROAD, WREXHAM, LL13 8NG

Description of application

CHANGE OF USE FROM MIXED USE OF RESTAURANT / CAFE (A3) AND RESIDENTIAL (C3) TO A SUI GENERIS 12 BED SINGLE OCCUPANCY HOUSE IN MULTIPLE OCCUPATION (HMO)

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
T8	Parking

Revision	Date	Description of Decision
0	04/06/2018	Planning permission issued
1	01/12/2020	Details approved in respect of condition 03

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 be carried out in strict accordance with the Proposed Site Plan and the proposed elevation and floor plans.
3. Notwithstanding the details shown on the Proposed Site Plan, no part of the building shall be occupied for the purposes hereby permitted until vehicular parking and turning facilities for 5 vehicles have been laid out, surfaced and drained in accordance with details that shall first have first submitted to and approved in writing by the Local Planning Authority. The parking and turning facilities shall be permanently retained and kept free of

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any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Date Approved: 01/12/2020 **Reference Number:** P/2020/0714

By: Wrexham County Borough Council

Approved Details: Car Parking Layout plan and details of railings.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.



Officer Appointed for this purpose
Head of Environment and Planning

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