

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 ALUN THOMAS FIRST CHOICE HOUSING ASSOCIATION LTD	Code Number	WRO P/2019/0837
Agent	AINSLEY GOMMON ARCHITECTS THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	Date Received	12/11/2019
		Decision Date	06/01/2020

Town and Country Planning Act, 1990

Location of application

58, FFORDD GLYN, WREXHAM, LL13 7QW

Description of application

CHANGE OF USE OF EXISTING DWELLING INTO 4 NO. ONE BED SUPPORTED LIVING UNITS WITH STAFF FACILITIES

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
H4	Sub-division of dwellings
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	06/01/2020	Planning permission issued
1	04/03/2020	Non-material amendment

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 002, 07 Revision B, 08 Revision E and as contained within the application documentation.

Non-material amendment: 04/03/2020 **Reference Number:** P/2020/0123

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By: Wrexham County Borough Council

Approved Details: Drawings 007 Revision A and 008 Revision B are substituted for drawings 07 Revision B and 08 Revision E

3. Notwithstanding drawing no. 002, no part of the development shall commence until a scheme of off-street parking has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for 8 off-street parking spaces. The parking area(s) as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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 Policy T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



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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