

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 TIM ROSSELLI	Code Number	OVE P/2023/0613
Agent	MR TIM ROSSELLI BRYN Y PYS STABLES ARGOED LANE OVERTON LL13 0HH	Date Received	07/08/2023
		Decision Date	06/12/2023

Town and Country Planning Act, 1990

Location of application

BRYN Y PYS HOME FARM, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0HG

Description of application

NEWID DEFNYDD O A3 (BWYD A DIOD) I B1 (BUSNES) / CHANGE OF USE FROM CLASS A3 (FOOD AND DRINK) TO B1 (BUSINESS)

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

E5	Employment in the countryside
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	06/12/2023	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawings and documents: Floorplan of scale 1:250 dated 06/08/2023, Floorplan of scale 1:100 dated 06/08/2023, Design and Access Statement, Email dated 27th October 2023 and as contained within the application documentation.

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.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy 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