



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Adeilad y Goron
Parc Cathays
Caerdydd
CF10 3NQ

Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Ffon/tel:
Ffacs/fax:
e-bost/e-mail:

029 2082 5670
029 2082 5150
sara.pritchard@pins.gsi.gov.uk

Mrs S Williams
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1GG

Eich Cyf / Your Ref

P/2014/0630

Ein Cyf / Our Ref

APP/H6955/A/14/2229495

Dyddiad / Date

19 February 2015

Dear Mrs Williams

Town and Country Planning Act 1990

Appeal by Dickens

Site at Dickens, Maesgwyn Road, Wrexham, LL11 2AP

Amgaeaf benderfyniad yr
Arolygydd ar yr apêl uchod.

I enclose the Inspector's decision on the above
appeal.

Pan fyddwch wedi darllen llythyr y
penderfyniad yn llawn, neilltuwch
yr amser i lenwi ein holiadur
Adborth wedi'r Penderfyniad. Mae'r
holiadur ar gael ar-lein yn:

Once you have read the decision letter fully,
please take the time to complete our Post
Decision Feedback questionnaire. The
questionnaire is available online at:

<https://www.surveymonkey.com/s/PostDecisionQ>

Please note that to open the survey directly you will need to Ctrl and left click on the mouse.
Or you can copy the link into the search facility on your browser.

Yn Gywir

Yours faithfully

Sara Pritchard

Sara Pritchard

Cofrestrfa - Registry



Rydym yn Croesawu Gohebiaeth yn Gymraeg a Saesneg
We Welcome Communications in English and Welsh

029 2062 1671
029 2062 5150
Email: communications@wrexham.gov.uk

Postbox
Wrexham
Wrexham, Wrexham

Wrexham Council
Wrexham
Wrexham, Wrexham

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The Planning Inspectorate Yr Arolygiaeth Gynllunio

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 02/02/15

**gan Richard Duggan BSc (Hons)
DipTP MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 19 February 2015

Appeal Decision

Site visit made on 02/02/15

**by Richard Duggan BSc (Hons) DipTP
MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 19 February 2015

Appeal Ref: APP/H6955/A/14/2229495

Site address: Dickens, Maesgwyn Road, Offa, Wrexham LL11 2AP

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Dickens against the decision of Wrexham County Borough Council.
- The application Ref WRO P/2014/0630, dated 20 August 2014, was refused by notice dated 14 November 2014.
- The development proposed is alterations to building to allow for the creation of a vehicular access to an existing car repair workshop (Use Class B2).

Decision

1. The appeal is allowed and planning permission is granted for alterations to building to allow for the creation of a vehicular access to an existing car repair workshop (Use Class B2) at Dickens, Maesgwyn Road, Offa, Wrexham LL11 2AP in accordance with the terms of the application, Ref WRO P/2014/0630, dated 20 August 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than five years from the date of this decision.
 - 2) The development shall be carried out in accordance with the following approved plans: DO58/001 Sheet 1 of 2; DO58/001 Sheet 2 of 2; DO58/003 Sheet 1 of 2; DO58/003 Sheet 2 of 2; DO58/004 Sheet 1 of 1.
 - 3) No development shall commence until details of the colour of the proposed shutter have been submitted to and approved in writing by the local planning authority.
 - 4) No development shall commence until details of the equipment to control the emission of fumes and odour from the premises has been submitted to and approved in writing by the local planning authority.
 - 5) No development shall commence until details of the vehicular and pedestrian access, to include visibility splays, has been submitted to and approved in writing by the local planning authority.

- 6) No development shall commence until details of a scheme for the disposal of surface water has been submitted to and approved in writing by the local planning authority.
- 7) The use of the premises shall not be carried out outside the hours of 08.30 to 17.30 Mondays to Saturdays and at no time on Sundays or Public Holidays.
- 8) No development or site clearance shall take place until a scheme of landscaping and boundary wall treatment has been submitted to and approved in writing by the local planning authority.
- 9) The level of noise emitted from the site shall not exceed 5 dB at any time, as measured at a location to be agreed with the local planning authority.

Main Issues

2. The effect of the development on the living conditions of nearby residents through noise and disturbance and on highway safety.

Procedural Matter

3. I have taken the description of the development above from the Council's decision as I consider it more properly describes the development. I note that the revised description was agreed by exchange of correspondence dated 14 October 2014.

Reasons

4. The appeal building is part of the former Dave Bennetts car repair centre which previously gained access from Mold Road. Following the subdivision of the building and the opening of the ATS, vehicular access is no longer possible from Mold Road which has led to the need to provide a new vehicular access from Maesgwyn Road. The local environment is already one characterised by activity generated by similar uses to that of the appeal site such as the ATS and the presence of other sources of noise such as the main road and the railway line. Provided that the vehicle repair activities on the appeal site are restricted by appropriate conditions, there should be no material detriment to the living conditions of residents of the neighbouring properties. Although, the new opening would intensify the established use of the building along Maesgwyn Road this would not be to such a degree that it would have a harmful impact on the living conditions of residents living on the street.
5. During my visit I noted that there was some pressure on the availability of on-street car parking, especially for residents, and consequently the development could place pressure on parking spaces in the area with possible consequences for the convenience of existing local residents. However, the proposed access would allow vehicles to enter the building thus reducing the potential for indiscriminate parking along Maesgwyn Road.
6. Having taken account of all other matters raised, I conclude that the proposed development would not have a harmful impact on the living conditions of nearby residents through noise and disturbance, and would not lead to undue pressure on the availability of on-street car parking in the area to the detriment of highway safety. To this end, the proposal would not conflict with Policy GDP1 of the Wrexham County Borough Unitary Development Plan 2005.
7. I agree with the Council that given the proximity of residential properties to the appeal building that some control over noise levels, fume extraction and the hours of operation are appropriate and I have included conditions to that effect. I also agree to

a condition relating to the colour of the roller shutters in the interests of visual amenity. In the interests of highway safety and to control car parking close to the entrance I agree to attach conditions relating to details of the access point, surface water treatment, landscaping and boundary wall treatment.

Conclusion

8. For the reasons given above I conclude that the appeal should be allowed.

Richard Duggan

INSPECTOR