In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MR ALEX ARESTI	**Code Number**	COE P/2020/0867
Agent	HAFOD PLANNING CONSULTANTS GARETH RENNIE HAFOD RHYG ISAF CAEATHRO CAERNARFON LL55 4HJ	**Date Received**	20/11/2020
		Decision Date	11/02/2021

Town and Country Planning Act, 1990

Location of application

35, HEOL MAELOR, COEDPOETH, WREXHAM, , LL11 3LU

Description of application

NEWID DEFNYDD I (C2) GARTREF GOFAL I BLANT (3 O BLANT) / CHANGE OF USE TO (C2) CHILDREN'S CARE HOME (3 CHILDREN)

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
H11	Residential and nursing homes
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	11/02/2021	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 22/12/2020 and as contained within the application documentation.
3. The vehicular parking area as shown on approved site layout drawing numbers received 22/12/2020 shall be fully laid out, surfaced and drained

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prior to first use of the development. This parking area 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 Policies GDP1 and 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

Your attention is drawn to Highway Supplementary Notes - 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

Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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