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 Ms Nina Hasinski

Reference P/2025/0563

Decision Date 05/12/2025

Town and Country Planning Act, 1990

Location of Application

TRINITY HALL, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3SF

Description of Application

NEWID DEFNYDD YR ADEILAD O DDEFNYDD CYMYSG UN DEFNYDD I SWYDDFEYDD / LLE STORIO AMLFEDDIANNAETH (DOSBARTH DEFNYDD B1) / CHANGE OF USE OF BUILDING FROM SINGLE OCCUPANCY MIXED USE TO MULTIPLE OCCUPANCY OFFICE / STORAGE SPACE (USE CLASS B1)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

E4 - Employment Development (of Unannotated Land) within Settlements
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	05/12/2025	Planning permission issued

Particulars of decision : 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 following plan(s) and document(s):
   - Existing and Proposed Floor Plan, Trinity Hall and The Annexe at Trinity
   - Diagram F1 - The Warehouse - Proposed Floor plan
   - DIAGRAM A2 - Site Plan Trinity Hall
   - Trinity Hall - Diagram B3 - Swept Path Refuse Vehicle – Arrival
   - Trinity Hall - Diagram B4 - Swept Path Refuse Vehicle – Departure
   - Trinity Hall - Diagram E3 - Swept Path Large Car – Arrival
   - Trinity Hall - Diagram E4 - Swept Path Large Car – Departure
   - DIAGRAM G2 - Visibility Splays and Access Trinity Hall
   - DIAGRAM K2 – The Warehouse Bin and Cycle Storage
   - Car Parking Management Plan Trinity Hall, Llangollen Road, Acrefair, LL14 3SF, Redpoint Holidays Ltd
   - Service and Delivery Management Plan Trinity Hall, Llangollen Road, Acrefair, LL14 3SF, Redpoint Holidays Ltd
   - GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME, by: Nina Hasinski, Dated: 08.06.2025, Address of site: Trinity Hall, Llangollen Road, Acrefair, LL14 3SF

3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

4. The onsite cycle parking and bin storage facilities as shown on approved plan referenced: 'DIAGRAM K2 – The Warehouse Bin and Cycle Storage' shall be fully implemented 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 bicycles and storage of bins.

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5. The net benefit for biodiversity (NBB) measures as detailed within approved report reference: 'GREEN INFRASTRUCTURE STATEMENT & BIODIVERSITY ENHANCEMENT SCHEME, by: Nina Hasinski, Dated: 08.06.2025, Address of site: Trinity Hall, Llangollen Road, Acrefair, LL14 3SF, shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

6. The vehicular parking and turning areas as shown on the plans numbered 'DIAGRAM A2 - Site Plan, Trinity Hall' shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

7. No use of the development shall be made before 8.30 am or after 5.30pm Monday to Saturday and at no time on Sunday or Bank Holiday.

8. Car Parking Management Plan Referenced: ‘Car Parking Management Plan Trinity Hall, Llangollen Road, Acrefair, LL14 3SF, Redpoint Holidays Ltd' hereby approved, shall be adhered to for the lifetime of the development.

9. Servicing and deliveries to the development shall take place in strict accordance with the Service and Delivery Management Plan Referenced: 'Service and Delivery Management Plan Trinity Hall, Llangollen Road, Acrefair, LL14 3SF, Redpoint Holidays Ltd', for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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3. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Local Unitary Plan.

5. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

6. 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 in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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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

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:· One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
· A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
· The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
· The installation must comply with all applicable electrical requirements in force at the time of installation.

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All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council