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 Rachel Lloyd

Reference P/2025/0022

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 09/01/2025

Decision Date 01/09/2025

Town and Country Planning Act, 1990

Location of Application

POLICE STATION, 76 CHESTER ROAD, GRESFORD, WREXHAM, LL12 8NT

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH D1 (MEITHRINFA) I DDOSBARTH D2 (CYFLEUSTER CYMUNEDOL) GAN GYNNWYS SIOP GOFFI GYSYLLTIEDIG

CHANGE OF USE OF BUILDING FROM CLASS D1 (NURSERY) TO CLASS D2 (COMMUNITY FACILITY) INCLUDING ANCILLARY COFFEE SHOP

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking

Revision	Date	Description of Decision
0	01/09/2025	PLANNING PERMISSION ISSUED
1	05/12/2025	P/2025/0800 - DISCHARGE OF CONDITIONS 2 (ROUTE / PATHWAY / CYCLE STANDS) AND 6 (PARKING / TURNING)

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the plans numbered L102/101 Rev A and L102/102 Rev A.

2. Within 2 months of the date of this permission, details of a suitable route / pathway from the car park to the proposed cycle park shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall also provide details of Sheffield Style cycle stands. The pathway / route and cycle stands shall thereafter be laid out in accordance with the approved plan, within 1 month of the date of approval, and retained for the lifetime of the development.

Details approved under planning reference P/2025/0800

3. The vehicular access shall be maintained at a minimum width of 6.6 metres.

4. Within one month of the date of this decision, the pedestrian access shall provide visibility splays measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall be permanently retained clear of any such obstruction to visibility.

5. Within one month of the date of this decision, the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall be permanently retained clear of any such obstruction to visibility.

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6. Notwithstanding the details shown on drawing no. L102/102 Rev A, the use hereby permitted shall permanently cease within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
i) Within 12 weeks of the date of this decision details of a car parking and turning scheme shall have been submitted for the written approval of the local planning authority. The scheme shall provide for at least 1 parking space to mobility standards.
ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers.
iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters.
iv) The onsite parking and turning has been laid out in accordance with the approved scheme within 12 weeks following the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.
The parking and turning area shall thereafter be permanently retained in accordance with the approved scheme and shall be kept free of any obstruction and made available solely for the parking and turning of vehicles at all times.

Details approved under planning reference P/2025/0800

7. There shall be no gates or other means of enclosure across the vehicular access point.

8. The net benefit for biodiversity (NBB) measures as shown on approved plan no. L102/101 Rev A shall be fully implemented within 1 month of the date of this permission and shall be retained thereafter for the lifetime of the development.

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9. No use of the development shall be made before 08.00 or after 20.00 Monday to Friday, or before 08.00 or after 14.00 on Saturdays. No part of the development shall be used on a Sunday or Bank Holiday.

10. The café shall not operate from any part of the site other than the area described as Cafe/Activity space on drawing No. L102/101 Rev A and shall be used only for purposes ancillary to the development hereby permitted. For the avoidance of doubt, no food or drink shall be sold for consumption off the premises.

11. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound (or any Guidance revoking or re-enacting that Guidance with or without modification).

Reason(s)

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

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

3. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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4 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

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

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

10 To protect the amenities of the occupiers of nearby properties and in the interests of highway safety in accordance with Policies T8 and GDP1 of the Wrexham Unitary Development Plan.

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

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Note(s) to applicant

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 298989 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.

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.

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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.

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.

Ian Jones

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

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