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 Rakesh Poochakadan

Reference P/2026/0278

Decision Date 07/07/2026

Town and Country Planning Act, 1990

Location of Application

5 LLWYN HELYG, RHOSROBIN, WREXHAM, LL11 2DU

Description of Application

PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT

PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	07/07/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): #01059008-141C4D, #01059009-155A51

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2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 07/07/2026 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr Rakesh Poochakadan and immediately on the discontinuance of his/her/their use of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.

4. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities on site booking or driver rest room facilities and no customers shall be picked up or sat down at the premises.

5. The use as permitted shall cease and be abandoned before 07/07/2027

6. Only two private hire vehicles shall be operated from the premises.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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

3. 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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5. To enable the impacts of the proposed use to be reassessed.

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

Ian Jones

Prif Swyddog, Economi a Chynllunio
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