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 Mike Hamer

Reference P/2026/0149

Agent Mr Guy Evans
10 Hunters Walk,
Canal Street,
Wrexham, Chester,
United Kingdom, CH1
4EB

Date Received 10/03/2026

Decision Date 12/05/2026

Town and Country Planning Act, 1990

Location of Application

WREXHAM UNIVERSITY, MOLD ROAD, WREXHAM, LL11 2AW

Description of Application

NEWID DEFNYDD LLAWR CYNTAF CANOLFAN CHWARAEON PLAS COCH O DDOSBARTH D2 (YMGYNNULL A HAMDDEN) I DDOSBARTH B1 (SWYDDFA)

CHANGE OF USE OF FIRST FLOOR OF PLAS COCH SPORTS CENTRE FROM CLASS D2 (ASSEMBLY AND LEISURE) TO CLASS B1 (OFFICE)

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
T8 - Parking

Revision	Date	DESCRIPTION OF DECISION
0	12/05/2026	PLANNING PERMISSION ISSUED
1	25/08/2026	P/2026/0533 - DISCHARGE OF CONDITION 3 (BIODIVERSITY)

Particulars of decision : GRANTED subject to the following:-

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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 following plan:
   - GA Plans Proposed WHL-CAA-V1-ZZ-D-A-2001 Rev P1

3. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

   Details Approved under Application Reference: P/2026/0533

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

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