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 Bethan Fitzgerald

Agent Peter Miller
23 Fir Tree Avenue,
Chester, GB, CH4
7QY

Reference P/2026/0490

Date Received 29/07/2026

Decision Date 06/11/2026

Town and Country Planning Act, 1990

Location of Application

BROADCASTING STATION, MOLD ROAD, GWERSYLLT, WREXHAM, LL11 4AF

Description of Application

NEWID DEFNYDD YR ADEILAD O STIWDIOS DARLLEDU RADIO I BRACTIS MILFEDDYGOL

CHANGE OF USE OF BUILDING FROM RADIO BROADCASTING STUDIOS TO VETERINARY PRACTICE

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	06/11/2026	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):
• SITE LOCATION PLAN Dwg No. MRW 001
• PROPOSED SITE PLAN Dwg No. MRW 007a
• PROPOSED FLOOR PLAN Dwg No. MRW 004
• PROPOSED ELEVATIONS Dwg No. MRW 005
• DETAILS OF PROPOSED BICYCLE SHELTER Dwg No. MRW 008
• Highway Statement
• PLANNING STATEMENT July 2026
• NBB and Green Infrastructure Statement

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) outlined within the NBB and Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

5. The vehicular parking and turning areas as shown on approved drawing No. MRW 007a shall be fully laid out, surfaced, marked with white lining materials and drained prior to first use of the development. These areas 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.

6. Prior to first use of the development on-site cycle parking facilities including shelter shall be provided in strict accordance with layout plans Nos. MRW 007a & MRW 008. The facilities shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of cycles.

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7. Routine consultations with the public shall be managed via pre-arranged appointments. Nothing in this condition shall prevent the admission, treatment, or care of emergency cases or hospitalised in-patients at any time.

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.

4. 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.

5. 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.

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

7. To ensure that general trip generation and parking demand remain within the capacity assessed in the Highway Statement, in the interests of highway safety and in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

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

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