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

Applicant	MCDONALDS RESTAURANTS LTD	**Code Number**	WRO P/2023/0889
Agent	MRS SARAH CARPENTER PLANWARE LTD ST ANDREWS CASTLE 33 ST ANDREWS STREET SOUTH BURY ST EDMUNDS IP33 3PH	**Date Received**	16/12/2023
		Decision Date	27/02/2024

Town and Country Planning Act, 1990

Location of application

UNIT 7, CENTRAL RETAIL PARK, CENTRAL ROAD, WREXHAM, LL13 7SU

Description of application

DIWYGIADAU I DDRYCHIADAU A'R ARDAL TREFNU BRESENNOL, AD-DREFNU LLEFYDD PARCIO GYDA GWAITH CYSYLLTIEDIG / ALTERATIONS TO ELEVATIONS AND EXISTING CORRAL AREA, RECONFIGURATION OF PARKING BAYS WITH ASSOCIATED WORKS

In reaching this decision, the Council has had regard to the relevant policies in the Wrexham Local Development Plan, which are as follows:-

DM1	Development Management Considerations
NE6	Waste Water Treatment and River Water Quality
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	27/02/2024	Planning permission issued

Particulars of decision that permission be 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 approved drawing(s) numbered 13279_AEW_1966_1004 Rev B, 13279_AEW_1966_1005, 13279_AEW_1966_1006, 13279_AEW_1966_1010 Rev A, 13554_AEW_1715_1018 Rev A, 13279_AEW_1966_1004 Rev E, the cycle stand details received on 23/02/2024 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
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 parking layout, cycling provision and exit and entry signs as shown on plan 13279_AEW_1966_1004 Rev E shall be provided in-full prior to the first use of the building and shall be thereafter permanently retained unless otherwise agreed by the Local Planning Authority.
6. The building shall not be brought into use until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter 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 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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5. To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

Note(s) to applicant

Before the first use of the builiding and the erection of any DOT signs please consult the Council's Traffic Section on 01978 729643.

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.

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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.

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm