

In pursuance of its powers under the Acts and 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 MR GEORGE
GRYPARIS

Reference P/2024/0177

Agent COVELL MATTHEWS
MR HECTOR BLACK
SUITE 26 4-5
LOCHWIDE WAY
EDINBURGH EH12
9DT EDINBURGH

Date Received 29/02/2024

Decision Date 06/08/2024

Town and Country Planning Act, 1990

Location of Application

UNIT 32, EAGLES MEADOW, WREXHAM, LL13 8DG

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH D2 (YMGYNNULL A HAMDDEN)
CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS D2 (ASSEMBLY AND LEISURE)

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

National Policies and Technical Advice Notes (TAN):

Tan 15 : Development, flooding and coastal erosion

TAN 23 : Economic Development

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

NE6 - Waste Water Treatment and River Water Quality

R1 - Retail, Leisure and Commercial Centre Hierarchy

R3- Primary Shopping Streets

SP12 - Design Principles & Masterplanning Framework

SP18 - Climate Change

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	06/08/2024	Planning permission issued

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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.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): PL-01
3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
4. The rating level of any noise generated by reason of this 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).
5. 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.

Reason(s)

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

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- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 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 DM1 of the Wrexham Local Development Plan.
- 4 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)