

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	MCDONALDS RESTAURANTS LIMITED	Reference	P/2023/0499
Agent	PLANWARE LIMITED MRS SARAH CARPENTER ST ANDREWS CASTLE 33 ST ANDREWS STREET SOUTH BURY ST EDMONDS IP33 3PH	Date Received	21/07/2023
		Decision Date	23/08/2024

Town and Country Planning Act, 1990

Location of Application

MCDONALDS RESTAURANT, CHIRK PARK, HALTON, CHIRK, WREXHAM, LL14 5AZ

Description of Application

GOSOD PANELI SOLAR, 2 UNED GAEEDIG GRP A GWAITH CYSYLLTIEDIG /
INSTALLATION OF SOLAR PANELS, 2 NO GRP ENCLOSURES AND
ASSOCIATED WORKS

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE3 -Trees, Woodlands and Hedgerows
RE2 - Renewable Energy Schemes
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure

Revision	Date	Description of Decision
0	23/08/2024	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):
13215_AEW_1023_3004 Rev A.
3. The external surfaces of the building(s) shall be constructed of the materials specified on plan reference:
13215_AEW_1023_3004 Rev A.
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on plan ref: 'Biodiversity Enhancement Plan V1, dated 25/07/2024' have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.
5. The existing hedgerow along the southern boundary, as shown on drawing No. 13215_AEW_1023_3004 Rev A to be permanently retained, shall not be cut down, grubbed out, lopped or uprooted. Any part of the hedgerow which is removed or severely damaged or becomes diseased shall be replaced by hedging plants of the equivalent size and species within the next planting period.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) 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 Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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- 5 To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.

Note(s) to applicant

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.

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.

David Fitzsimon

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

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Applicant MCDONALDS
RESTAURANTS LIMITED

Agent PLANWARE LIMITED MRS
SARAH CARPENTER
ST ANDREWS CASTLE
33 ST ANDREWS STREET
SOUTH
BURY ST EDMONDS
IP33 3PH

Reference P/2023/0499

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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](#)