

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 HASNAIN AHMED

Reference P/2023/0816

Agent ARCHITECTURE AND
DESIGN LTD
51 COLESHALL
ROAD
HODGE HILL
BIRMINGHAM
B36 8DT

Date Received 15/11/2023

Decision Date 27/08/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

UNIT 2, REGENT HOUSE, REGENT STREET, WREXHAM, LL11 1PR

Description of Application

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AGOR O 23:00 I 00:00
VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/2022/0150 TO
EXTEND OPENING HOURS FROM 23:00 UNTIL 00:00

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

Revision	Date	Description of Decision
0	27/08/2024	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):
806.4\OBH\200\01 Location Plan
806.4\OBH\200\06 A Car Parking and layout
806.4\OBH\200\03 Proposed ground floor
806.4\OBH\200\04 Existing and proposed elevations
3. The vehicular parking area approved in connection with planning permission reference: P/2022/0150 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking vehicles at all times.
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. Prior to first use of the development hereby permitted a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc.) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents. The grease trap shall thereafter be permanently retained in a working condition.
6. The ventilation system for the extraction and dispersal of cooking odours installed in accordance with the details approved as part of planning permission reference: P/2022/0150, shall be operated and maintained in accordance with those approved details for as long as the use continues.

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7. No use of the development shall be made before 07:00 or after 00:00 hours on any day.
8. No storage shall take place in the open on any part of the site and waste storage shall be provided and retains in accordance with drawing 806.4\OBH\200\06A.

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 provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 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 prevent pollution of the water environment in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 7 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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- 8 To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

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](#)