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 Co-op

Agent Mr Chris Snowden
Wellington House,
Otley Street,
SKIPTON, BD23 1EL

Reference P/2024/1163

Date Received 26/06/2024

Decision Date 04/10/2024

Town and Country Planning Act, 1990

Location of Application

COOPERATIVE STORES LIMITED, 34 BORRAS PARK ROAD, WREXHAM, LL12 7TH

Description of Application

GOSOD FFENESTRI NEWYDD I'R BLAENLUN

/ INSTALLATION OF REPLACEMENT WINDOWS TO FRONT ELEVATION

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 23 : Economic Development
TAN 4 : Retail and Commercial Development
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
R1 - Retail, Leisure and Commercial Centre Hierarchy
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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Revision	Date	Description of Decision
0	04/10/2024	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): DWG No's 8816.29-BOW - A1-01-DR-A-0001 Rev P1, 8816.29-BOW - A1-01-DR-A-0001 Rev P2 and Green Infrastructure Statement received 5/9/24.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on DWG No. 8816.29- BOW - A1-01-DR-A- Rev P2 have been implemented in full. The measures shall thereafter be 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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and those approved under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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

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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 Wrecsam
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