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 MCDONALD'S RESTAURANT LTD

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Reference P/2023/0384

Date Received 23/05/2023

Decision Date 22/07/2024

Town and Country Planning Act, 1990

Location of Application

LAND AT ARGOS CAR PARK PLAS COCH RETAIL PARK PLAS COCH ROAD WREXHAM LL11 2BW

Description of Application

CODI BWYTY SY'N SEFYLL AR EI BEN EI HUN GYDA CHYFLEUSTER GYRRU DRWODD, MAES PARCIO, TIRLUNIO A GWAITH CYSYLLTIEDIG / ERECTION OF A FREESTANDING RESTAURANT WITH DRIVE THRU FACILITY, CAR PARKING, LANDSCAPING 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
NE1 - International and National Nature Conservation Designations
NE3 -Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP2 - Location of Development
SP7 - Wrexham City
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	22/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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 MCDONALD'S RESTAURANT LTD

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Reference P/2023/0384

Date Received 23/05/2023

Decision Date 22/07/2024

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 approved drawings nos. 4190200-1100 Rev C2, 7391_AEW_8104_1004 Rev E, 7391_AEW_8104_1006, 7391_AEW_8104_1005, 7391_AEW_8104_1010, 7391_AEW_8104_1018, 'STANDARD PATIO AREA
SUPPORTING SPECIFICATIONS' and 'Goal Post Height Restrictor and COD/Canopy
Digital Drive Thru Lane', 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 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.

5. No part of the development shall commence until full details of a hard and soft landscaping scheme to include compensatory tree planting and details of tree planting pits, and proposed boundary treatments, together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping shall thereafter be carried out in accordance with the approved scheme.

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 MCDONALD'S RESTAURANT LTD

Reference P/2023/0384

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Date Received 23/05/2023

Decision Date 22/07/2024

6. The landscaping and boundary treatment scheme as carried out in connection with condition no. 5 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

7. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

8. 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).

9. 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.

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 MCDONALD'S RESTAURANT LTD

Reference P/2023/0384

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Date Received 23/05/2023

Decision Date 22/07/2024

10. No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to, and approved in writing by the Local Planning Authority. The system design shall have regard to the guidance set out in EMAQ Report - Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA). The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an operational condition.

11. Prior to the first use of the development, a pedestrian safety barrier parallel to the proposed ramp opening shall be installed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The barrier shall thereafter be retained.

12. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority. The approved plan should be implemented for the duration of the construction works.

13. The development shall not be occupied until a Service and Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. Servicing and deliveries to the development shall take place in accordance with the approved Service and Delivery Management Plan.

14. A Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority following the first anniversary of first use of the development.

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 MCDONALD'S RESTAURANT LTD

Reference P/2023/0384

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Date Received 23/05/2023

Decision Date 22/07/2024

15. Prior to the first use of the development, refuse bins shall be provided on site in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The bins shall thereafter be permanently retained

16. Prior to first use of the development hereby approved, an external lighting scheme shall be implemented on site in accordance with details that have first been submitted to and approved in writing by, the local planning authority. No other lighting shall otherwise be installed on any external part of the site.

17. The existing trees, shrubs and hedges shown on drawing nos. 17229-VL-McD_L01 Rev D to be permanently retained shall not be cut down, grubbed out, lopped or uprooted, unless otherwise agreed in writing. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

18. The development shall be carried out in strict accordance with the Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by Hayden's Arboricultural Consultants, Project No. 7215 Rev E, Dated 29/01/2021. No development or other operations shall take place except in strict accordance with the report as approved.

19. There shall be no below-ground service routes within a radial buffer-zone of 2.5 metres all round (5 metres in diameter) measured from the centre of any proposed tree planting.

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 MCDONALD'S RESTAURANT LTD

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Reference P/2023/0384

Date Received 23/05/2023

Decision Date 22/07/2024

20. Prior to first use of the development, the highway improvements, including the proposed pedestrian crossing, shown on plan refs: 7391_AEW_8104_1004 Rev E and 4171-08 Rev A and detailed within the Recommendations and Improvements section of the 'Designer's Response to Stage 1 Road Safety Audit, Plas Coch, Wrexham', dated 18.12.2020, and referenced ADL/4171/18C shall be implemented in full.

21. The foul and surface water drainage scheme as shown on approved plan ref: 4190200-1200 shall be implemented in strict accordance with the approved details prior to first occupation of the development and no further foul or surface water shall be allowed to connect directly or indirectly to the public sewerage system, nor shall foul water be disposed of by any other means

22. The vehicular parking and turning areas as shown on approved drawing 7391_AEW_8104_1004 Rev E, shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

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.

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 MCDONALD'S RESTAURANT LTD

Reference P/2023/0384

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Date Received 23/05/2023

Decision Date 22/07/2024

4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5 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.

6 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.

7 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.

8 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

9 To prevent pollution of the water environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

10 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

11 To ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham Local Development Plan.

12 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

13 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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 MCDONALD'S RESTAURANT LTD

Reference P/2023/0384

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Date Received 23/05/2023

Decision Date 22/07/2024

14 To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

15 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to protect amenities and deter pests/vermin in accordance with Policy DM1 of the Wrexham Local Development Plan.

16 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.

17 To protect trees which are of significant amenity value to the area in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.

18 To protect trees which are of significant amenity value to the area in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.

19 To protect trees which are of significant amenity value to the area in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.

20 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

21 To prevent pollution of the water environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

22 To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

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 MCDONALD'S RESTAURANT LTD

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Reference P/2023/0384

Date Received 23/05/2023

Decision Date 22/07/2024

Note(s) to applicant

The written consent of the Highway Authority (as required by section 278 of the Highways Act 1980) must be obtained before any work is carried out within the confines of the highway in connection with condition no(s). 11 and 20. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

The scheme of arboricultural supervision required in connection with condition no. 7 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement
The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

The development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system. A Discharge Consent under Section 118 of the Water Industry Act 1991 is therefore required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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 MCDONALD'S RESTAURANT LTD

Reference P/2023/0384

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Date Received 23/05/2023

Decision Date 22/07/2024

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they 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 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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.

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 MCDONALD'S RESTAURANT LTD

Reference P/2023/0384

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Date Received 23/05/2023

Decision Date 22/07/2024

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.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

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 MCDONALD'S RESTAURANT LTD

Agent PLANWARE LTD
MR MATTHEW CARPENTER
33 ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
IP33 3PH

Reference P/2023/0384

Date Received 23/05/2023

Decision Date 22/07/2024



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