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 Wendy Pace

Reference P/2024/1422

Agent Mr Richard Sandbach
Design Loft, 9 Castle Street, Conwy Town, LL32 8AY

Date Received 13/09/2024

Decision Date 10/12/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

ROSSETT PARK, THE GREEN, ROSSETT, WREXHAM, LL12 0DS

Description of Application

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VARIATION OF CONDITION 3 OF PLANNING PERMISSION P/2022/0008 TO AMEND SITE, FLOOR, ROOF AND ELEVATION PLANS

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure

Revision	Date	Description of Decision
0	10/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 2119 A.002A Proposed Site Plan
   - 2119 A.200A Proposed Floor and Roof Plan
   - 2119 A.300 Proposed Elevations
   - 2119 A.301 Proposed Elevations
   - 2119 A.303 Proposed Elevations

2. 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.

3. The development shall be carried out in strict accordance with the avoidance measures contained within Ecological Appraisal, Knight, T., December 2020, Marches Ecology and the Preliminary Roost Assessment (Marsh, J. July 2021, RSK ADAS Ltd, ADAS ref WNT69105-886 (00)) approved as part of planning application ref: P/2022/0008

4. The system for the extraction and dispersal of cooking odours shall be installed in accordance with the details approved as part of planning permission ref: P/202/0008. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details for as long as the use continues.

5. The rating level of any noise generated by air handling plant associated with the 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).

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6. No use of the development shall be made before 0700 hours or after 2300 hours on any day.

7. No development or other operations shall take place except in strict accordance with Arboricultural Method Statement approved as part of planning permission ref: P/2022/0008.

8. The development hereby approved shall not be used for any purpose within the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), other than as a community centre/hub (Use Class D2) with ancillary cafe. For the avoidance of doubt, no food or drink shall be sold for consumption off the premises or the associated Rossett Park.

9. The scheme of hard and soft landscape works, trees, native planting and Net Biodiversity Benefit (NBB) as detailed on / within Plan Refs: A:200, A:004, A:005, RRG/TPL/03/23/ and Tree Planting and Maintenance Scheme Ref: TPS/RRG/03/23/, approved as part of planning permission ref: P/2022/0008 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason(s)

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

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

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2. 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.

3. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 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 protect the amenities of the occupiers of nearby properties 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 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. In the interest of highway safety and the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. 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

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Note(s) to applicant

Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 298989 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.

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