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 Beata Wisniewska

Reference P/2024/1258

Agent Mr Ian Hunter
1st Floor, Kennedy House, 31 Stamford Street, Altrincham, United Kingdom, WA14 1ES

Date Received 24/07/2024

Decision Date 19/12/2024

Town and Country Planning Act, 1990

Location of Application

35 HENBLAS STREET, WREXHAM, LL13 8AD

Description of Application

NEWID DEFNYDD YR ADEILAD O DDOSBARTH A1 (SIOP WIN) I DDOSBARTH A1/A3 (SIOP WIN A BAR GWIN)
CHANGE OF USE OF BUILDING FROM CLASS A1 (WINE STORE) TO CLASS A1/A3 (WINE STORE AND WINE BAR)

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 12 : Design
TAN 23 : Economic Development
TAN 4 : Retail and Commercial Development
TAN 5 : Nature Conservation and Planning
TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
R1 - Retail, Leisure and Commercial Centre Hierarchy
R3 - Primary Shopping Streets
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	19/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 919/L(-) 01,919/L(-) 02, 919/Sk03, 919/Sk01, 919 L (-) 02 and GIS submitted 7/11/24.

2. Within 3 months of the date of this permission a scheme of noise insulation and attenuation measures between the premises and the residential accommodation in compliance with Building Regulation Guidance Part E - Resistance to the Passage of Sound shall be submitted to and approved in writing by the Local Planning Authority. The measures as approved shall be fully implemented within 3 months in strict accordance with the scheme and permanently retained thereafter.

3. Within 2 months of the date of this permission the measures to deliver net benefit for biodiversity (NBB) shown on DWG no. 919/ L (-) 02 and Green Infrastructure Statement dated 7/11/24P shall have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Customers are only permitted on the premises between the hours of 10.00 and 22.30 on any day.

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Reason(s)

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

2. To protect the adjoining occupiers from excessive noise disturbance and so comply with Policy DM1 of the Wrexham Local Development Plan.

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

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

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.

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.

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

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If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 0800 917 2652.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's 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 Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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