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 Motor Fuel Group Ltd

Agent Mr Graham Adcock
Elta House,
Birmingham Road,
Stratford upon Avon,
United Kingdom, CV37
0AQ

Reference P/2024/1465

Date Received 26/09/2024

Decision Date 21/01/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

MORRISONS SUPERMARKET, RUTHIN ROAD, WREXHAM, LL13 7TU

Description of Application

AMRYWIO AMOD 10 0 CANIATÂD CYNLLUNIO P/2010/0981 I DDIWYGIO ORIAU AGOR

VARIATION OF CONDITION 10 OF PLANNING PERMISSION P/2010/0981 TO AMEND OPENING TIMES

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

National Policies and Technical Advice Notes (TAN):
TAN 11 : Noise

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	21/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The total net retail sales area shall not exceed 3,404 square metres and no more than 25% (851 square metres) of the net sales area shall be used for the sale of comparison goods

2. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995, no mezzanine floor shall be constructed within the store.

3. Unless with the prior approval in writing of the Local Planning Authority the hours of opening at the site shall be restricted to:
Store 0700 – 2300 hours (Monday to Saturday and Bank Holidays) and 1000 – 1600 hours (Sunday)
Petrol Filling Station 0600 – 2300 hours (daily)

4. The noise mitigation measures detailed in the approved Noise Impact Assessment ref: Acoustic Impact Assessment by Belair Research Ltd, dated 21/12/2010 shall be fully implemented for the duration of the operational phase of the development.

5. There shall be no external loudspeaker system for transmission of announcements *I* music on any part of the site

6. No water of any kind generated by the proposed development shall be permitted to flow from any part of the site on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

7. The development shall operate in accordance with approved dwg nos. SF 1804 LL01 Rev O, SF 1804 LL02 rev P, SF 1804 LL03 rev 0, SF 1804 LL04 rev Q and approved Landscape Management Plan REV B dated May 2012.

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8. The development shall operate in strict accordance with the approved Ecological Management Plan, REV C, prepared by Smeeden Foreman and dated October 2011.

9. External lighting and/or illumination shall only operate in accordance with approved Lighting Scheme ref: LS18895/3 and dated 27th May 2011 and shall be maintained throughout the lifetime of the development.

10. The flood channel constructed in accordance with dwg no. LS09108-SL07 - REV P1 shall be maintained and kept free from obstruction at all times during the lifetime of the building. No structures of any kind shall be placed over or on top of the flood channel.

11. The rating level of any noise generated by air handling plant associated with this development shall not exceed 38 dB(A) between 23.00 hours to 07.00 hours. The noise levels shall be determined at the nearest noise sensitive premises. Measurements and assessment shall be made in accordance with BS4142 :1997 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas

12. Foul water and surface water discharges shall be drained separately from the site.

13. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise agreed in writing by the Local Planning Authority.

14. No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system

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Reason(s)

1. To ensure the store does not compromise the vitality, viability and attractiveness of Wrexham Town Centre.

2. To ensure the store does not compromise the vitality, viability and attractiveness of Wrexham Town Centre.

3. To protect the amenities of the occupiers of nearby properties

4. Due to the proximity of residential properties on Ruthin Road and The Maelor Hospital it is necessary to assess/control the impact of noise upon nearby occupiers

5. There shall be no external loudspeaker system for transmission of announcements / music on any part of the site.

6. In the interest of the free and safe movement of traffic on the adjacent highway.

7. To ensure that the landscape proposals approved are appropriately managed in the long term

8. In order to protect wildlife interests which are afforded special protection.

9. To prevent light spillage in the interests of residential amenity

10. To prevent the increased risk of flooding.

11. To protect the amenities of the occupiers of nearby properties

12. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

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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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