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	MR NUNO CAMPOS	**Code Number**	WRO P/2018/0610
Agent	MR NUNO CAMPOS 43 NORMAN ROAD WREXHAM LL13 9BG	**Date Received**	24/07/2018
		Decision Date	25/09/2018

Town and Country Planning Act, 1990

Location of application

12, BROOK STREET, WREXHAM, LL13 7LL

Description of application

CHANGE OF USE FROM HAIRDRESSERS TO COFFEE SHOP (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	25/09/2018	Planning permission issued

Particulars of decision that permission be 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 approved drawing(s) dated 24 July 2018 and as contained within the application documentation.
3. The premises shall not be used for any purpose within Class A3 of the Schedule to 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 restaurant/cafe. For the avoidance of doubt, no hot food or drinks shall be sold for consumption off the premises.

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4. Prior to the first use of the development 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 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shell be fully implemented in accordance with an agreed timescale shall thereafter be permanently retained in an effective condition.
5. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) 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 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. The site is located on Brook Street, a busy town centre route. To allow food for consumption off the premises will result in a risk of indiscriminate parking by customers to the detriment of highway safety.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the amenities of the occupiers of nearby properties.

Officer Appointed for this purpose
Head of Environment and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm