

In pursuance of its powers under the Acts and 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 Rachel Lloyd

Reference P/2024/1507

Agent Mrs Wendy Britner
Blueprint Architectural
Services, Redwither
Tower, Redwither
Business Park,
Wrexham, United
Kingdom, LL13 9XT

Date Received 15/10/2024

Decision Date 29/01/2025

Town and Country Planning Act, 1990

Location of Application

UNIT 1, PANDY BUSINESS PARK, PANDY, WREXHAM, LL11 2UD

Description of Application

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SWYDDFEYDD) I GREU YSGUBOR CHWARAE I BLANT A CHAFFI
CYSYLLTIEDIG
CHANGE OF USE OF BUILDING FROM MIXED USE
(WAREHOUSE/FACTORY/OFFICES) TO CREATE CHILDREN'S PLAY BARN AND
ASSOCIATED CAFE

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

EM4 - Employment Development Outside of Settlement Limits

NE1 - International and National Nature Conservation Designations

SP12 - Design Principles & Masterplanning Framework

SP19 - Green Infrastructure

T1 - Managing Transport Impacts

T2 - Active Travel

Revision	Date	Description of Decision
0	29/01/2025	Planning permission issued

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Particulars of decision : 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 following plan(s) and document(s): Proposed plans and elevations dwg nos. L104/003 sheets 1 and 2, Revised site and location dwg no. L104/004 REV B
3. Prior to the first use of the development hereby permitted a system for the extraction and dispersal of cooking odours shall be installed in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. 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.
4. 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.
5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on dwg nos. L104/003 sheets 1 and 2, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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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 protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. To prevent pollution of the water environment in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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.

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

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.

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Noise has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If noise is found to be causing a nuisance, an Abatement Notice may be served and the applicant is advised to consider this when occupying the premises and when designing the installation of any plant associated with cooking odour control.

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)