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

Applicant MR ADRIAN JONES

Reference P/2024/1069

Decision Date 17/03/2025

Town and Country Planning Act, 1990

Location of Application

BURTON BUILDINGS, 26 BRIDGE STREET, WREXHAM, LL13 7HP

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (SIOP) I DDOSBARTH A3 (BAR)

CHANGE OF USE OF BUILDING FROM CLASS A1 (SHOP) TO CLASS A3 (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 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	17/03/2025	Planning permission issued

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.

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

Applicant MR ADRIAN JONES

Reference P/2024/1069

Decision Date 17/03/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan BRS-AJO-00-ZZ-DR-A-7000 Rev P1, Proposed Elevations BRS-AJO-02-ZZ-DR-A-7110 Rev P1, Proposed Floor Plans BRS-AJO-02-ZZ-DR-A-7070 Rev P1,
Outdoor Area Plan, Noise Impact Assessment Report and the Application Form.

3. The development hereby permitted shall not be used until the measures to deliver net benefit for biodiversity (NBB) stated within the email dated 03/09/2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The Noise Impact Assessment Report that includes noise mitigation in Chapter 7.1.1 shall be implemented in full and shall be retained thereafter.

5. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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 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.

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

Applicant MR ADRIAN JONES

Reference P/2024/1069

Decision Date 17/03/2025

5. 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.



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