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 Janine Beggan

Reference P/2025/0257

Decision Date 02/05/2025

Town and Country Planning Act, 1990

Location of Application

10 -11 HIGH STREET, WREXHAM, LL13 8HP

Description of Application

NEWID DEFNYDD ADEILAD O LLAWR GWAELOD DOSBARTH A1 (MANWERTHU) A'R LLAWR CYNTAF DOSBARTH A2 (SWYDDFA) I ARDAL LOBI A BWYTY

CHANGE OF USE OF BUILDING FROM GROUND FLOOR CLASS A1 (RETAIL) AND FIRST FLOOR CLASS A2 (OFFICE) TO LOBBY AREA AND RESTAURANT

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport
TAN 23 : Economic Development
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
R2 - Development within the Wrexham City Centre Masterplan Area
R3 - Primary Shopping Streets
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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Applicant Janine Beggan

Reference P/2025/0257

Decision Date 02/05/2025

SP7 - Wrexham City
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	02/05/2025	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Plan No: 26/437/3;
   - Drawing no: WBM-LAW-X-G00-DR-A-051001 Rev P3;
   - Drawing no: WBM-LAW-X-U01-DR-A-051002 Rev P1;
   - Drawing no: WBM-LAW-X-X-DR-A-062001 Rev P01;
   - Drawing no: WBM-LAW-X-X-DR-A-062006 Rev P01;
   - Drawing no: WBM-LAW-X-X-DR-A-062007 Rev P01;
   - Drawing no: WBM-LAW-X-X-DR-A-063001 Rev P2;
   - Design Access Statement P03;
   - Heritage Impact Assessment dated August 2022.

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.

Note(s) to applicant

The applicant is reminded that this planning permission is for the change of use of the site only and no internal or external alterations are included in this permission.

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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.

The approved use should not commence until an adequate grease trap has been fitted. Thereafter the grease trap should be maintained so as to prevent grease entering the public sewerage system.



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