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 STEPHEN BEVAN	**Code Number**	WRO P/2022/0735
Agent	MR STEPHEN BEVAN 25 WHITEHEAD DRIVE GATEWEN WREXHAM LL11 6BZ	**Date Received**	03/08/2022
		Decision Date	22/11/2022

Town and Country Planning Act, 1990

Location of application

30, BRIDGE STREET, WREXHAM. LL13 7HP

Description of application

NEWID DEFNYDD ADEILAD 0 DDOSBARTH A1 (MANWERTHU) I DDOSBARTH A3 (BWYTY) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS A3 (RESTAURANT)

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

PS1	Settlement limits
S1	Principal shopping streets in Wrexham town centre
S2	Ground floor retailing in Wrexham town centre
T8	Parking

Revision	Date	Description of Decision
0	22/11/2022	Planning permission issued
1	19/12/2024	P/2024/0018 – Approval of Condition 4
2	02/06/2025	P/2025/0248 – Approval of Condition 6

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 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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3. The approved use shall not commence until an adequate grease trap has been fitted in accordance with details that have been submitted to and approved in writing by the local planning authority. Thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.

4. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul and surface water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.
Application: P/2024/1623
Details Approved: Drainage Scheme – Email dated 11/01/2024
Approved By: Wrexham County Borough Council
Date Approved: 19/12/2024.

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.

6. No part of the development shall commence until 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 have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.
Application: P/2025/0248
Details Approved: Ventilation Details
Approved By: Wrexham County Borough Council
Date Approved: 02/06/2025

7. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level 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 for rating and assessing industrial and commercial sound.

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8. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) included within pages 5 and 6 of the Heritage Impact Assessment and as contained within the application documentation.

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 integrity of the public sewage system and ensure the free flow of sewage

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

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

6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant

You are advised that any works or alterations to the building will require Listed Building Consent.

You are advised that the premises shouldcomply with the relevant Food Hygiene Legislation, and you are advised tocontact Council's Planning & Regulatory Department on 01978 298 989 forfurther advice and information. 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 Planning & Regulatory Department on 01978 292 040 for further advice and information.

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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.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy 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