

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	MR JACK COESHOTT	Code Number	RHO P/2023/0685
Agent	MR JACK COESHOTT 2 HENBLAS ROAD RHOSYLLLEN WREXHAM LL14 4AA	Date Received	13/09/2023
		Decision Date	14/02/2024

Town and Country Planning Act, 1990

Location of application

BUTCHERS SHOP, MOUNTAIN STREET, RHOSLLANERCHRUGOG,
WREXHAM, LL14 2LG

Description of application

A1 (SIOP) I DDOSBARTH A3 (BWYD A DIOD) / CHANGE OF USE OF
BUILDING FROM CLASS A1 (SHOP) TO CLASS A3 (FOOD AND DRINK)

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

DM1	Development Management Considerations
SP13	Health and Wellbeing

Revision	Date	Description of Decision
0	14/02/2024	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 drawing(s) numbered JC-0002, JC-0005 and JC-0007.
3. Prior to the first use of the development hereby permitted a system for the extraction and dispersal of cooking smells shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved extraction system shall be operation at all times when frying takes place.
4. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level at

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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 Methods for Rating and Assessing Industrial and Commercial Sound.

5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). JC-0007 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

6. Customers are not permitted on the premises outside of the hours of 16:00 to 22:00 Monday to Friday during the school terms for the secondary school known as Ysgol Y Grango, Vinegar Hill, Rhosllanerchrugog LL14 1EL, 14:00 to 22:00 Monday to Friday at all other times and 11:00 to 22:00 on Saturday and Sunday.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) 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 protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with policy DM1 of the Wrexham Local Development Plan
6. To protect the amenities of the occupiers of nearby properties and to protect the health and wellbeing of school children in accordance with Policies DM1 and SP13 of the Wrexham Local Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Applicant MR JACK COESHOTT

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RHOSTYLLLEN
WREXHAM
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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