

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	TOM HOPKINS	Code No	P/2023/0867
Agent	MR TIM RAINBIRD QUOD 21 SOHO SQUARE LONDON W1D 3PQ	Date Received	04/12/2023
		Decision Date	28/02/2024

Town and Country Planning Act, 1990
Section 73

Location of application

UNIT H, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA

Description of application

TYNNU AMOD 3 CANIATÂD CYNLLUNIO P/2022/0251 / VARIATION OF
CONDITION 3 (FOOD RETAIL FLOORSPACE) OF PLANNING
PERMISSION P/2022/0251

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
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	28/02/2024	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Units B and D shall only be used in strict accordance with the restrictions imposed by the conditions attached to planning permission ref: P/2023/0868 and for no other purpose.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, Unit H (as shown on drawing ref. SK220304_02

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(Location Plan) shall only be used for the retail sale of non-food goods within Class A1 except for an area of up to 1,540 square metres which can be used for the net retail sales of food and drink and / or as a food store.

4. In the event that Unit H is used for the sale and display of sports goods, sports equipment and sports wear, the remainder of the building may also be operated as a Health and Fitness Club provided that the two uses are connected.
5. Noise levels from external operations associated with Unit H will not exceed 50 dB LAeq (1 hour) during the daytime (07:00 - 23:00); 45 dB LAeq (15 mins) during the night-time (23:00 - 07:00); or 60 dB LAmax during the night-time (23:00 - 07:00) as determined by measurement or calculation at free field locations representing facades of nearby residential dwellings.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
3. To ensure any future retail use does not significantly increase traffic generation given the limited capacity of the adjoining highway network in accordance with policies DM1 and T1 of the Wrexham Local Development Plan.
4. To allow for dual use of Unit H in accordance with policy DM1 of the Wrexham Local Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

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If it is proposed to provide any illuminated sign then this will require the separate written consent of this Council in order to comply with the Town and Country Planning (Control of Advertisements) Regulations, 1992.



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