

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	MRS SHARON WARREN ATMORE DEVELOPMENTS LTD	Code Number	WRR P/2018/0093
Agent	ALMOND ARCHITECTURE LLP MR GORDON ALMOND 6 SOUTH BANK OXTON BIRKENHEAD CH43 5UP	Date Received	06/02/2018
		Decision Date	11/07/2018

Town and Country Planning Act, 1990

Location of application

UNIT 1B, REGENT HOUSE, REGENT STREET, WREXHAM, LL11 1PR

Description of application

CHANGE OF USE FROM RETAIL SHOP (USE CLASS A1) TO RESTAURANT, CAFE AND TAKE-AWAY (USE CLASS A3) FOR THE SALE OF FOOD OR DRINK FOR CONSUMPTION ON THE PREMISES OR OF HOT FOOD FOR CONSUMPTION OFF THE PREMISES

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

Revision	Date	Description of Decision
0	11/07/2018	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. Prior to the first use of the cafe/restaurant/take away a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the provision of 5 parking spaces allocated for the proposed use, with details how they will be marked out and details of appropriate signage directing to the rear car park. The spaces shall be provided for the duration of the proposed use.
3. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by

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more than 5dB(A) 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 of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

4. 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.

5. Prior to the first use of the building as a takeaway, restaurant, cafe details of proposed hours of opening shall be submitted to and approved in writing by the Local Planning Authority. Hours shall be in strict accordance with details as approved.

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 amenities of the occupiers of nearby properties.
4. To protect the amenities of the occupiers of nearby properties.
5. To ensure that the level of noise emanating from the building is reduced to levels which would not adversely affect the amenities of the occupiers of nearby properties.

Note(s) to applicant

Any alterations to the existing shop front will require the submission of a planning application. You would be advised to contact planning prior to submission of an application given the sensitive location within the Conservation area and in close proximity to listed buildings. An application will also be required for signage proposals and as above I would advise you to contact planning prior to submission, given the sensitive

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location within the Conservation Area an in close proximity to Listed Building. LPG Note 12 states that a greater standard of design and attention to details and materials is required to protect specifics architectural and historical character.

Consideration is also required of the design and location of any extract flues and air conditioning units.



**Officer Appointed for this purpose
Head of Environment 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