

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 GEORGE GRYPARIS

Reference P/2024/0152

Agent MR HECTOR BLACK
COVELL MATTHEWS
SUITE 26
4-5 LOCHSIDE WAY
EDINBURGH EH12 9DT

Date Received 16/02/2024

Decision Date 23/07/2024

Town and Country Planning Act, 1990

Location of Application

1 EAGLES MEADOW, WREXHAM, LL13 8DG

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH D2 (HAMDDEN)
SUB-DIVISION OF RETAIL UNIT AND CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS D2 (LEISURE)

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

Tan 15 : Development, flooding and coastal erosion

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

R1 - Retail, Leisure and Commercial Centre Hierarchy

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

SP2 - Location of Development

T1 - Managing Transport Impacts

T2 - Active Travel

SP18 - Climate Change

Revision	Date	Description of Decision
0	23/07/2024	Planning permission issued

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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): (PL) 01 A, (PL) 02 A, (PL) 03
3. Prior to the first use of the site for the purpose hereby permitted, a scheme of cycle parking shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be retained.
4. The development hereby permitted shall not be open to the public until measures to deliver net benefit for biodiversity (NBB) have been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter maintained for the lifetime of the development.
5. The rating level of any noise generated by reason of this 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 Methods for Rating and Assessing Industrial and Commercial Sound (or any Guidance revoking or re-enacting that Guidance with or without modification).

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure appropriate cycling infrastructure is provided in accordance with Policy T2 of the Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 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

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 Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 298989 for further advice and information.

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)