

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 YAROSLAV
IZVIEKOV

Reference P/2024/0298

Decision Date 09/07/2024

Town and Country Planning Act, 1990

Location of Application

1-2 HIGH STREET, WREXHAM, LL13 8HP

Description of Application

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CHANGE OF USE OF BUILDING FROM CLASS A2 (BUILDING SOCIETY) TO CLASS A3 (COFFEE SHOP)

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 18 : Transport

TAN 23 : Economic Development

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

NE6 - Waste Water Treatment and River Water Quality

R2 - Development within the Wrexham City Centre Masterplan Area

R3- Primary Shopping Streets

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	09/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): Proposed floor plan, site plan, location plan GIS/NBB statement
3. The change of use hereby permitted shall not be brought into use until measures to deliver net benefit for biodiversity (NBB) as detailed within the submitted document titled 'Green Infrastructure Statement and Net Biodiversity Benefit, have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.
4. Prior to the first use of the development hereby permitted a system for the extraction and dispersal of cooking odours shall be installed in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details for as long as the use continues.
5. 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 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.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 4 To protect the amenities of the occupiers of nearby properties 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

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](#)