

Supporting statement – discharge of conditions 3, 5 and 11 of planning consent P/2021/0874

Fouzi's, Station Road, Rossett LL12 0HE

Planning consent P/2021/0874 had a number of planning conditions attached and this supporting statement relates to three of these.

Condition 3

Condition 3 stated 'Prior to their use on the development, samples of all external facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be carried out in strict accordance with such details as approved'.

The applicant has already carried out these works as can be seen in Figures 1 to 3.

Figure 1



Figure 2

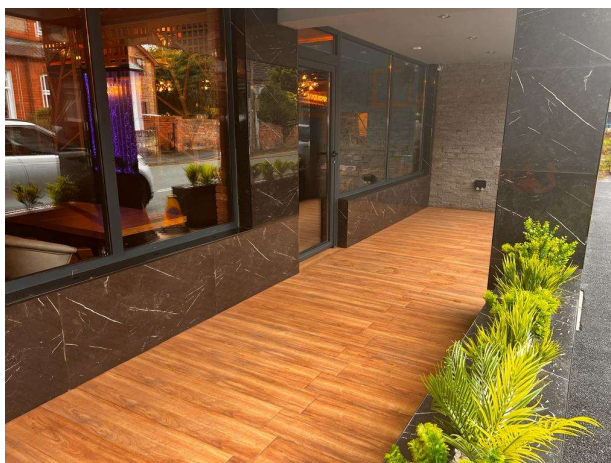


Figure 3



The materials used for the front of the building comprise a black ceramic marble effect tiles which are 60cm x 120cm. These relate to the interior design scheme of the premises and whilst they are not common materials for use within a conservation area, overall there has been an improvement in the appearance of the building since consent was originally granted (Figure 4).

Figure 4



Source: Google maps

The fascia that has been installed is also black in colour and is a composite material with light coloured lettering. It is 12m in length and 90cm in height, which is 10cm less in height than the previous sign. The lettering is illuminated and is located on the front of the fascia, with the degree of illumination able to be varied and controlled. Given the sensitivity of conservation areas in terms of illuminated signs the applicant is willing to discuss the amount, if any, illumination that would be considered acceptable.

The windows that are set back from the façade are also black, as is the frame of the glazed entrance door. The flooring within the open area at the front of the restaurant is wood effect tiles, and there are lights inset into the ceiling in this area.

No changes have been made, or are proposed, to the roof.

Condition 5

Condition 5 stated that 'No part of the development shall commence until a scheme of noise insulation and attenuation measures between the ground floor and the first floor residential accommodation in compliance with Building Regulations guidance: Part E – resistance to the passage of sound has been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be retained as such'.

A building regulations final certificate has been issued in respect of the works that have been carried out on site. In terms of the requirements of this planning condition, a detailed letter from the acoustics consultant accompanies this discharge of condition application and sets out the details of the noise insulation installed.

Condition 11

Condition 11 states that 'No part of the development shall commence until a service delivery management plan has been submitted to, and approved in writing by, the Local Planning Authority. The premises shall operate at all times in strict accordance with the plan'.

The plan accompanies this application, and it is considered that deliveries to the premises arising from this new use will provide a much improved traffic and parking situation to that in relation to the previous use in this respect.