

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



|                  |                                                                                                                                     |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | ANNA DOUGLAS GREGGS PLC                                                                                                             | <b>Code Number</b>   | WRO P/2023/0514 |
| <b>Agent</b>     | JMS PLANNING AND DEVELOPMENT<br>MRS GWENNAN JENKINS<br>HAFAN Y COED<br>MAESHYFRYD<br>HEOL Y WIG<br>LLANBDER PONT SEFFAN<br>SA48 8AN | <b>Date Received</b> | 27/07/2023      |
|                  |                                                                                                                                     | <b>Decision Date</b> | 28/09/2023      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

11 HOPE STREET, WREXHAM, LL11 1BG

#### **Description of application**

NEWID DEFNYDD O A1 I DEEFNYDD CYMYSG A1/A3 A GWAITH CYSYLLTIEDIG / CHANGE OF USE FROM A1 TO MIXED A1/A3 USE AND ASSOCIATED WORKS.

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

|      |                                                   |
|------|---------------------------------------------------|
| GDP1 | Development objectives                            |
| S1   | Principal shopping streets in Wrexham town centre |
| T8   | Parking                                           |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 28/09/2023 | 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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered RPEN/S6324/01BP Rev A, RPEN/S6324/03 and Proposed Elevations Submitted 22/09/2023, and as contained within the application documentation.

|                  |                                                                                                                                        |                      |                 |
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|                  |                                                                                                                                        | <b>Decision Date</b> | 28/09/2023      |

3. Prior to first use of the development a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc.) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents. The grease trap shall thereafter be permanently retained in a working condition.

4. 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.

5. Prior to the first beneficial use of the development hereby permitted, a carbon filter and silencer shall be fitted and fully installed to the two AC units as per Part 6.26 of the submitted Planning Statement [By: JMS Planning & Development; Dated: August 2023]. The carbon filter and silencer shall be thereafter retained and maintained as installed for the lifetime of the development.

### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary 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](mailto:healthandhousing@wrexham.gov.uk) or 01978 298989 for further advice and information.

|                  |                                                                                                                                        |                          |                 |
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|                  |                                                                                                                                        | <b>Decision<br/>Date</b> | 28/09/2023      |

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](mailto:foodandfarming@wrexham.gov.uk) or 01978 298989 for further advice and information.



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)