

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	TOM HOPKINS	Code	WRR P/2023/0868
Agent	MR TIM RAINBIRD QUOD 21 SOHO SQUARE LONDON W1D 3QP	No Date Received	04/12/2023
		Decision Date	28/02/2024

Town and Country Planning Act, 1990
Section 73

Location of application

UNITS B, D AND H, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM,
LL11 2BA

Description of application

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CYFYNGIADAU / VARIATION OF CONDITION 12 (FOOD RETAIL
FLOORSPACE) OF PLANNING PERMISSION P/2022/0252

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

DM1	Development Management Considerations
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	28/02/2024	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 parking area constructed in connection with planning permission ref: CB00421 shall not be used for any purpose other than the parking of vehicles belonging to staff employed within or visitors to the development to which this permission relates.
3. No outdoor storage of goods, plant, materials, or waste shall only take place except in strict accordance with those details approved in connection with planning permission ref: CB00421.

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4. There shall be no direct vehicular or pedestrian access from the site onto Plas Coch Road except for the relocated pedestrian access approved in connection with planning permission ref: CB00421.
5. With the exception of vehicles servicing Unit H, as shown on drawing ref. SK220304_02 (Location Plan), no service vehicles shall be permitted to enter the site other than between the hours of 7.30 am and 8.00 pm Mondays to Saturdays.
6. The existing rear serving road and turning area, as constructed in connection with planning permission ref: CB00421, shall be permanently retained.
7. The fencing along the boundary of the site and the adjoining Sainsburys premises constructed in accordance with planning permission ref: CB00421 shall be permanently retained.
8. Plant or equipment serving the development should be located and designed so that no increase in background noise levels occurs at the boundary of adjoining residential properties.
9. The pedestrian crossing facilities at the site access roundabout, constructed in connection with planning permission ref: CB00421, shall be permanently retained.
10. The scheme to allow the shared use of the pedestrian link from the site to Plas Coch Road by cyclists and pedestrians on land within the application site and public highway, constructed in connection with planning permission ref: CB00421 shall be permanently retained.
11. The scheme for the disposal of foul and surface waters constructed in connection with planning permission re: CB00421 shall be permanently retained.
12. Units B and D as identified on approved drawing ref: SK220304_02 (Location Plan) shall only be used for the retail sale of non-food goods within Use Class A1, except for an area of up to 492 square metres within Unit D which may be used for the retailing of food and drink within Use Class A1, and shall not be used for any other purpose.

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13. 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 system design shall have regard to the guidance set out in EMAQ Report - Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA). The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.
14. 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.
15. 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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5. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
10. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
11. To prevent pollution of the water environment in accordance with Policy DM1 of the Wrexham Local Development Plan.
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13. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
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15. To prevent pollution of the water environment 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.

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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
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