

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 JOHN FIELD	Code Number	WRR P/2022/0150
Agent	MR RUSSELL AFZAL INITIATIVES DESIGN LTD 48 HIGH STREET WEAVERHAM NORTHWICH CHESHIRE CW8 3HB	Date Received	14/02/2022
		Decision Date	01/07/2022

Town and Country Planning Act, 1990

Location of application

REGENT HOUSE, REGENT STREET, , WREXHAM, , LL11 1PR

Description of application

NEWID DEFNYDD RHAN O'R LLAWR GWAELOD (UNED 2) I DDOSBARTH A3 (BWYTY GYDA BWYD I FYND) / CHANGE OF USE OF PART OF GROUND FLOOR (UNIT 2) TO CLASS A3 (RESTAURANT WITH TAKEAWAY)

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

E1	Employment allocations
E7	Commercial offices
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	01/07/2022	Planning permission issued
1	29/08/2023	Discharge of Condition 6 – P/2023/0420 refers

Particulars of decision that permission be GRANTED
Subject to the following:-

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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):
806.4\OBH\200\01 Location Plan
806.4\OBH\200\06 A Car Parking and layout
806.4\OBH\200\03 Proposed ground floor
806.4\OBH\200\04 Existing and proposed elevations
and as contained within the application documentation.
3. The vehicular parking area as shown on approved drawing numbers(s) 806.4\OBH\200\06A shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
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 Method for rating and assessing industrial and commercial sound.
5. 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.
6. 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 approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

Planning Reference: P/2023/0420 **Details Approved:** Longar Type 14 Medium & High Efficiency Bag Filters, Longar Type II Pleated Panel Filters, Purified Air Specification for EMAQ/DEFRA Report, Longar Type 8 Activated Carbon Filters, Longar Type 2 Premium Baffle Filter, KRS Steel Services Design and Specification for Kitchen Ventilation System for Unit 2 Regent

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House, Drawing No. C2739/M01, Longar Type 4 Mesh Filter, ELTA Select Multiflow **Approved By:** WCBC **Date:** 29/8/23

7. No use of the development shall be made before 07:00 or after 23:00 hours on any day
8. No storage shall take place in the open on any part of the site and waste storage shall be provided and retains in accordance with drawing 806.4\OBH\200\06A.

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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 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 prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure that the premises is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. 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 01978 292040 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 the Council's Environmental Health & Housing Standards Team on 01978 292040 for

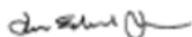
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further advice and information.

Your attention is drawn to Highway Supplementary Notes - 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

You are advised that the site lies within a Designated Conservation Area.

You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting sign.



Ian Jones

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Interim Chief Officer Planning & Regulatory

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