

Ellie Jones

From: Sharon Holman
Sent: 23 November 2023 16:16
To: planning_admin
Subject: P/2023/0743 - New restaurant in Rossett.

'consultation response – public protection' for the civ file please.

thanks

From: Graham Aveyard <Graham.Aveyard@wrexham.gov.uk>
Sent: 27 October 2023 03:21 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Ian1 Jones <Ian1.Jones@wrexham.gov.uk>
Subject: FW: New restaurant in Rossett.

This scheme is acceptable, however it should be fully implemented prior to first occupation. As this also has compliance issues relating to Building Control we should see some form of sign off by an authorised BC Officer / Inspector before permitting occupation of the residential premises above the restaurant.

Planning Condition no. 5 is as follows:

5. No part of the development shall commence until a scheme of noise insulation and attenuation measures between the ground floor and 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.

Graham Aveyard

Swyddog Arbenigol Gwarchod y Cyhoedd (Iechyd yr Amgylchedd) / Specialist Public Protection Officer (Environmental Health)



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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Ian1 Jones <Ian1.Jones@wrexham.gov.uk>
Sent: 26 October 2023 13:41
To: Graham Aveyard <Graham.Aveyard@wrexham.gov.uk>
Subject: FW: New restaurant in Rossett.

Hi Graham,

As per the previous.

Thanks

Ian

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 26 October 2023 13:26

To: Ian1 Jones <Ian1.Jones@wrexham.gov.uk>

Subject: RE: New restaurant in Rossett.

Ian,

Sharon H will be the case officer.

The noise report they have submitted to discharge condition 5 is attached.

There will be two separate apps – one for condition 6 and as per the email below another for conditions 3, 5 and 11.

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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From: Ian1 Jones <Ian1.Jones@wrexham.gov.uk>

Sent: 26 October 2023 12:37

To: David Fitzsimon <David.Fitzsimon@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: RE: New restaurant in Rossett.

Hi David,

We can issue a licence without planning permission, for example a music event (Rock the Park) would not require planning permission etc.

Wayne reminded the applicant yesterday to submit an application, not yet with us but it will be subject to a 28 day consultation. If they wish to sell alcohol before the determination of the premise licence application they can apply for a TEN. All of the advise has been provided to the applicant (attached and outlines TEN's).

Matthew – for the odour condition, if you have the information already then I will ask officers to prioritise.

I must admit this is the first time we have been chased on progress by two Cllrs on a matter we are yet to receive an application for! Strange times indeed.

Thanks

Ian

From: David Fitzsimon <David.Fitzsimon@wrexham.gov.uk>
Sent: 26 October 2023 12:26
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Ian1 Jones <Ian1.Jones@wrexham.gov.uk>
Subject: FW: New restaurant in Rossett.

Afternoon Matthew & Ian

I have just taken a call from Cllr Hugh Jones on this.

Matthew, can we please expedite the validation of this application – sorting the issue of whether they are applying to discharge one or multiple conditions as necessary.

Without prejudice, I presume agreeing the details of the extraction unit will be quite straightforward provided Ian's Team are satisfied with the specification etc.

I understand that a licence application has been submitted. Ian – am I right in thinking that this cannot be approved until any outstanding planning issues are resolved?

There is political pressure to resolve this given the Christmas season will be soon upon us - although what is clear to me is that the applicant should have sorted all of this much sooner!

I'd be grateful if you could both keep me posted so that I can update Hugh and Terry.

Thanks

David

David Fitzsimon

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 24 October 2023 17:03
To: Terry Evans <Terry.Evans@wrexham.gov.uk>; David Fitzsimon <David.Fitzsimon@wrexham.gov.uk>
Cc: Roger Mapleson <Roger.Mapleson@wrexham.gov.uk>
Subject: RE: New restaurant in Rossett.

Terry,

The change of use to a restaurant has planning permission which was granted on 7 November 2022 (P/2021/0874) is subject to a number of conditions, including a requirement that full details of the extraction and odour control

systems be submitted for approval prior to commencement of development. This is a fairly standard condition for new restaurants.

We received an application to discharge the extraction/odour control condition earlier in the month. It looks like it is still in the validation process at the moment, with clarification from the agent required about if they are seeking to discharge just one or more conditions. Once we have had clarification of this matter the application will be validated and allocated to an Officer to deal with. We will be consulting with colleagues in Public Protection about the specifications of the odour control measures. The Planning Officer will also consider the appearance of the external flue.

Ordinarily we would not pursue formal Enforcement action in a case like this whilst we were considering an application to discharge and outstanding condition. However, opening of the business before the determination of the application would be a breach of the condition. This would be a risk for the owner.

If there were any concerns about the details submitted to discharge a condition we would normally to relay those to the owner/applicant and give them an opportunity to make further or amended submissions so that we are able to discharge the condition rather than issuing a refusal and progressing to Enforcement action. I would expect the case officer to seek further details if we are not able to discharge the condition on the basis of the details submitted.

I hope the above clarifies the position.

Regards

Matthew Phillips

Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
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From: Terry Evans <Terry.Evans@wrexham.gov.uk>

Sent: 24 October 2023 16:13

To: David Fitzsimon <David.Fitzsimon@wrexham.gov.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Roger Mapleson <Roger.Mapleson@wrexham.gov.uk>

Subject: RE: New restaurant in Rossett.

Hi David,I have just been checking this application Old Post Office (Former Spar Shop), Station Road, Rossett /P/2021/0874 . Huge Jones spoke in favour at planning and I thought it was passed with planning on the day?

Copy.

Wrexham Council's planning committee has given approval for the redevelopment of the former post office and convenience store on Station Road at the heart of Rossett. The site was previously a Post Office and Spar store but has been vacant for a number of years. According to the plans, the restaurant will be open from 8.30am to 10pm with no late night opening proposed.

Regards Terry

From: David Fitzsimon <David.Fitzsimon@wrexham.gov.uk>
Date: Tuesday, 24 Oct 2023 at 4:01 pm
To: Terry Evans <Terry.Evans@wrexham.gov.uk>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>, Roger Mapleson <Roger.Mapleson@wrexham.gov.uk>
Subject: RE: New restaurant in Rossett.

Hi Terry

The restaurant can open without planning permission but this would be entirely at the proprietor's risk. As you know, many Members do not like retrospective applications!

I assume all food and alcohol licenses have been issued?

David

David Fitzsimon

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning



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From: Terry Evans <Terry.Evans@wrexham.gov.uk>
Sent: 24 October 2023 13:13
To: David Fitzsimon <David.Fitzsimon@wrexham.gov.uk>
Subject: New restaurant in Rossett.

Hi David, I have been approached by the owner of the new restaurant in Rossett Fouzis! Apparently the architect failed to submit the drawings and this is cost a delay, they have spent hundreds of thousands getting alterations from shop to restaurant, he was about to open but he's been told to submit his plans, is there anyway they can open, can they open under retrospective planning or not, he's even employed all the staff, they are in a serious situation, with Christmas approaching, could do with some guidance, Details attached.
Regards Terry,