

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 MUHAMMAD IRFAN	Code Number	WRR P/2022/0996
Agent	SMS ARCHITECTURE MR SOHAIL MUSA 59 CROSTON STREET BOLTON BL3 4BB	Date Received	21/11/2022
		Decision Date	28/04/2023

Town and Country Planning Act, 1990

Location of application

7, HIGH STREET, WREXHAM, LL13 8HP

Description of application

NEWID DEFNYDD O A1 (MANWERTHU) I A3 (BWYTY/BWYD I FYND) AC ADEILADU BLAEN SIOP NEWYDD A BARIAU DIOGELWCH (OL WEITHREDOL) / CHANGE OF USE FROM A1 (RETAIL) TO A3 (RESTAURANT/TAKEAWAY) AND CONSTRUCTION OF NEW SHOPFRONT AND SECURITY SHUTTERS (IN RETROSPECT)

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

EC7	Conservation Areas
PS1	Settlement limits
S1	Principal shopping streets in Wrexham town centre
S2	Ground floor retailing in Wrexham town centre

Revision	Date	Description of Decision
0	28/04/2023	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.

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2. The use hereby permitted shall cease to operate within 12 weeks of the date of this decision if there is a failure to meet any one of the requirements set out in i)-iii) below:
 - i) The shopfront is installed in strict accordance with drawing no. 02 Provision Building Revision D Dated 04/23; and
 - ii) The shopfront is finished in red (RAL 3002); and
 - iii) The existing hanging sign and external shutters are removed as shown on drawing no. 02 Provision Building Revision D Dated 04/23.
3. The use hereby permitted shall cease to operate within 12 weeks of the date of this decision if there is a failure to install a grease trap 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 use hereby permitted shall cease to operate within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
 - i) Within 12 weeks of the date of this decision details of a scheme for 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 for the written approval of the local planning authority;
 - ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers
 - iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers
 - iv) The approved scheme has been fully implemented in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

Upon implementation of the approved scheme, the means of ventilation for the extraction and dispersal of cooking smells shall thereafter be permanently retained in an effective and operational condition.

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5. 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
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 or 01978 298989 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 Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

You are advised that the separate Advertisement Consent must be obtained in respect of the proposed Frankie's signage.

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Agent SMS ARCHITECTURE
MR SOHAIL MUSA
59 CROSTON STREET
BOLTON
BL3 4BB

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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