

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 WILL TUCKER QUOD	Code Number	WRR P/2023/0155
Agent	QUOD MR WILL TUCKER 21 SOHO SQUARE LONDON W1D 3QP	Date Received	07/03/2023
		Decision Date	03/07/2023

Town and Country Planning Act, 1990

Location of application

UNIT H, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA

Description of application

NEWID DEFNYDD O A1 I A3 (BWYD A DIOD) NEU D2 (MANNAU YMGYNNULL A HAMDDEN) / CHANGE OF USE FROM A1 TO A3 (FOOD AND DRINK) OR D2 (ASSEMBLY AND LEISURE)

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
T8	Parking

Revision	Date	Description of Decision
0	03/07/2023	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 ref: SK230215_06 and as contained within the application documentation.
3. No hot food shall be sold / provided for consumption off the application premises known as Unit H, Plas Coch Retail Park.
4. Prior to first use of the development within Use Class A3, a 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

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disposal of such contents. The grease trap shall thereafter be permanently retained in a working condition.

5. No part of the building shall be used for a purpose falling with Class A3 of the Town and Country (Use Classes) Order 1987 (or in any equivalent Class in any order revoking, re-enacting that Order with or without modification) until a means of ventilation for the extraction and dispersal of cooking smells has been installed in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method of construction, odour control measures, appearance and finish and 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 means of ventilation for the extraction and dispersal of cooking smells shall thereafter be permanently retained in an operational condition.

6. The rating level of any noise generated by reason of this 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.

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 define the parameters of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To prevent pollution of the water environment 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.
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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

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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.

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.



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