

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	SPARTA FOODS LTD	Code Number	WRR P/2022/0912
Agent	RICHARD HINDLE WHEATLEY SPRINGS BARN WHEATLEY LANE ROAD BARROWFORD NELSON BB9 6QS	Date Received	19/10/2022
		Decision Date	22/12/2022

Town and Country Planning Act, 1990

Location of application

40-42, REGENT STREET, WREXHAM. LL11 1RR

Description of application

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

PS1	Settlement limits
S1	Principal shopping streets in Wrexham town centre
S2	Ground floor retailing in Wrexham town centre
T8	Parking

Revision	Date	Description of Decision
0	22/12/2022	Planning permission issued
1	12/04/2023	P/2023/0041 – APPROVAL OF DETAILS RESERVED BY CONDITION 4 (VENTILATION)

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. No use of the development shall be made between 2am and 8am on any weekday, Sunday or Bank Holiday.

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3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 0000/2022/G03, 0000/2022/G04, 0000/2022/G05 and as contained within the application documentation.
4. 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.
Approved on: 12/04/2023 Reference Number: P/2023/0041
By Wrexham County Borough Council
Approved Report Reference:
Planning Consent Information ,Mechanical Ventilation &Environmental, Control Equipment, Chopstix- 42 Regent St, Wrexham, Standard Ventilation System.
5. 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.
6. 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development 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.

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3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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.
6. To prevent pollution of the water environment 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.



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