

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 SAM TORRENCE

**Code
Number**

WRO P/2022/0777

Agent

**Date
Received**

25/08/2022

**Decision
Date**

22/11/2022

Town and Country Planning Act, 1990

Location of application

30, TOWN HILL, WREXHAM. LL13 8NB

Description of application

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH A3 (BWYD A DIOD) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS A3 (FOOD AND DRINK)

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
PS1	Settlement limits
S2	Ground floor retailing in Wrexham town centre
T8	Parking

Revision	Date	Description of Decision
0	22/11/2022	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(s) labelled as follows:
 - Location Plan at a scale of 1:1250
 - Proposed Floor Plan at a scale of 1:50and as contained within the application documentation.
3. 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

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matter (cooking fats, oils and grease) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents. Details of the grease trap shall be submitted to and approved by the Local Planning Authority and thereafter shall be maintained so as to prevent grease entering the public sewerage system.

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 approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.
6. No customer shall be admitted to the premises outside of the following hours:
Monday - Thursday 11:00am to 11:00pm
Friday - 11:00am to 03:00am
Saturday - 11:00am to 03:00am
Sunday - 11:00am to 03:00am
Bank Holiday - 11:00am to 03:00am

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 prevent pollution of the water environment and to protect the integrity of the public sewage system and ensure the free flow of sewage.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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.

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

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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 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