

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 AREK CHELPA	Code	WRC P/2023/0272
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	No Date Received	21/04/2023
		Decision Date	20/07/2023

Town and Country Planning Act, 1990
Section 73

Location of application

53, CHESTER STREET, WREXHAM, LL13 8BA

Description of application

AMRYWIO AMOD 3 CANIATAD CYNLLUNIO P/2022/0913 (NEWID ORIAU AGOR A DARPARU CYFLEUSTER BWYD I FYND) / VARIATION OF CONDITION 3 OF PLANNING PERMISSION P/2022/0913 (CHANGE IN OPENING HOURS AND PROVISION OF TAKEAWAY FACILITY)

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	20/07/2023	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(s) numbered C143/004 (submitted 07/12/2022), C143/005 and as contained within the application documentation.

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3. No use of the development shall be made except between the hours of 09.00 and 22.00 on any day.
4. No facing materials shall be used other than materials matching those used on the existing building including in paint colour.
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. The grease trap shall thereafter be permanently retained in a working condition.
7. Prior to first use, 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 shall be implemented in accordance with the details approved under P/2022/0913. The details 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 comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure that the restaurant is not used at a time / in a manner which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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.

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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.
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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