



Quod

Planning Statement

Unit J, Plas Coch Retail
Park, Wrexham, LL11 2BA

MARCH 2023

Q210600

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1 Introduction

- 1.1 This Planning Statement has been prepared by Quod on behalf of EPIC (No.1) Limited (c/o Ediston Real Estate) ('the Applicant') in support of a flexible planning application for a change of use from Class A1 ('Shops') to Class A3 ('Food and Drink') or Class D2 ('Assembly and Leisure') at Unit J, Plas Coch Retail Park, Wrexham, LL11 2BA ('the Site'). Specifically, planning permission is sought for the following development:

"Change of use of Unit J from Class A1 to Class A3 (Food and Drink) or Class D2 (Assembly and Leisure)"

- 1.2 The application is being pursued to maintain the long-term success of Plas Coch Retail Park as an important retail destination for Wrexham's residents and visitors that complements the retail offer in the City Centre and neighbouring centres. The Application Site forms part of a well-established retail destination with retail uses being first consented in 1996. This application is being pursued to improve the marketability of Unit J. For the avoidance of doubt, Unit J has come forward as a result of planning permission recently being granted for the subdivision of Unit H pursuant to planning permission reference WRR P/2022/1009, dated 20th January 2023.
- 1.3 In considering the current proposals it is notable that precedent for a Class D2 use has previously been established through the former gym (Everlast) operating from Unit H. Likewise, the principle of continued Class D2 use at the Retail Park is also acknowledged by recent planning history¹ which allows the dual use of Unit H within Class A1 or Class D2.
- 1.4 In respect of the proposed food and drink use (Class A3) the precedent for such uses has also been established at the Retail Park, including by the existing Costa outlet. In determining such uses the Local Planning Authority acknowledged that such uses are ancillary to the retail function of the Retail Park. There has also been a reduction in food and drink use at the Retail Park following the permitted demolition of the Frankie and Benny's unit. It is therefore against this background that the application needs to be considered.
- 1.5 The purpose of this Statement is to address relevant planning policies arising from the application in the context of national guidance and the statutory development plan. As we will demonstrate, the proposals have significant merit, and are consistent with relevant national and local planning policy. The presumption in favour of sustainable development should therefore apply and planning permission should be granted without delay.
- 1.6 The proposal comes forward as a further stage of ongoing asset management initiatives pursued by the Applicant. and represent substantial private sector investment.

¹ ref. WRRP/2022/0251 dated 29th June 2022

1.7 Overall, the proposals will encourage sustainability; provide greater choice and competition; deliver important employment opportunities; and represent substantial private sector investment.

1.8 In terms of the structure of this report:

- **Section 2** sets out the factual background of the proposal, including the Site and surrounding area, the relevant planning history, and details of the proposed development;
- **Section 3** outlines the planning policy framework within which the proposals should be considered;
- **Section 4** addresses relevant development management considerations, including the principle of development;
- **Section 5** outlines the development benefits; and
- **Section 6** provides a summary of the application and sets out the conclusions.

2 Site Context and Proposed Development

Site and Surrounding Area

- 2.1 Unit J extends to 334 square metres and is located within Plas Coch Retail Park to the northwest of Wrexham city centre, adjacent to the A483 Wrexham Bypass and accessed from Junction 5. This provides easy access to Wrexham city centre as well as the wider catchment, Chester and North Wales. The Site is accessed via Plas Coch Road (B5101) which itself is taken off A483. A Site Location Plan (dwg. SK230215_04) is appended as **Document 1**.
- 2.2 Plas Coch Retail Park comprises 6 buildings with a shared car park and dedicated servicing arrangements. The Retail Park is occupied by a range of retail and leisure operators, set out in Table 1 below:

Table 1: Plas Coch Retail Park - Units and Current Occupiers

Unit	Tenant
A	Boots
B	Pets at Home
C	TK Maxx
D	Vacant
E & F	Currys PC World
G	Former Frankie and Benny's (Now demolished)
H	M&S opening soon
J	Vacant
Kiosk	Costa

- 2.3 A bus stop is located approximately 100 metres from Retail Park adjacent to the nearby Sainsburys foodstore. The bus stop provides frequent services on the 17 and 21 bus into and from Wrexham city centre.
- 2.4 The Site is not characterised by any ecological or environmental constraints and is located in Flood Zone A, which is described by Natural Resources Wales (NRW) as land with little or no risk of fluvial or coastal / tidal flooding.
- 2.5 The Site does not fall within a Conservation Area. There are also no listed buildings or structures on or adjacent to the Site.
- 2.6 The proposed development does not result in an increase in built floorspace nor does it result in any alterations to the ground surfacing or external appearance on site. The scope of the planning application is limited to the effects of a change of use application which is not considered to have any adverse material effects.

Relevant Planning History

- 2.7 There is notable planning history associated with the Site, as detailed below.
- 2.8 Wrexham County Borough Council ('WCBC') granted full planning permission for the development of the site in September 1996 (ref. WRR CB00421). This permission was subject to 17no. conditions, including a limitation on servicing hours (condition 9). This was for the erection of a multiplex cinema, restaurant and non-food retail units extending to 6,039 square metres. This consent was implemented, and the cinema was occupied by Odeon and the restaurant by Frankie and Benny's.
- 2.9 The September 1996 baseline permission was implemented without any limitation on the sale of goods that can be sold. This was subsequently ratified in 2013 when a Lawful Development Certificate was approved confirming Units A to F can be used for any retail purposes within Class A1, including for the sale of food (ref. P/2013/0702).
- 2.10 Unit H was the subject to a separate change of use application approved in 2006 from Class D2 to Class A1, together with alterations to the premises and the installation of a mezzanine (ref. WRRP/2006/1144). This consent also allowed the provision of mezzanines within Units C and E.
- 2.11 A Certificate of Lawfulness was granted for the use of Unit B as a pet care and treatment centre in association with the retail unit operated by Pets at Home (ref. P/2010/0152).
- 2.12 Planning permission was also granted for a drive-thru coffee shop in October 2018 (ref. P/2018/0384). This has since been occupied by Costa and provides a recent precedent of a Class A3 use at the Retail Park.
- 2.13 In February 2022, permission was granted for a non-material amendment (NMA) (ref. WRRP/2022/0101) which inserted a new condition, Condition 18, on to the original 1996 dated consent (ref. WRR CB00421). Condition 18 placed a Class A1 retail use limitation on Units B and D.
- 2.14 Planning permission was subsequently granted on 29th June 2022 (ref. WRRP/2022/0252) to vary Conditions 18 (Land Use Control) and Condition 9 (Servicing Hours) of permission ref. WRR CB00421 (as amended by ref. WRRP/2022/0101). These modifications amended the restrictions on the sale of goods with Unit B and Unit D to non-food goods only and allowed vehicles to service Unit H outside the permitted hours of 7.30 am and 8.00 pm Mondays to Saturdays.
- 2.15 On 29th June 2022, planning permission was granted (under ref. WRR P/2022/0251) for the removal of the use restriction (Condition 4 and Condition 5) of the baseline 2006 permission). In granting consent, Condition 3 placed the following land use control on Unit H:

"Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, Unit H (as shown on drawing ref. SK220304_01) shall only be used for the retail sale of non-food goods within Class A1 except for an area of up to 2,032 square metres which can be used for the net retail sales of food and drink and / or as a food store." (our emphasis)

2.16 An additional condition (Condition 4) was attached to the permission as follows:

“In the event that Unit H is used for the, the remainder of the building may also be operated as a Health and Fitness Club provided that the two uses are connected.”

2.17 The reason cited for this condition being imposed was to allow the dual use of Unit H. Therefore, although M&S has since been confirmed as the occupier of Unit H, significantly, the Council accepted a continued Class D2 use in this location as being entirely acceptable.

2.18 An application for the demolition of Unit G and replacement with additional customer parking was also approved on 29th June 2022 and subsequent NMA to the approved plans was granted on 20th December 2022 (ref. WRR P/2022/0102).

2.19 Most recently, planning permission was granted on 20th January 2023 (WRR P/2022/1009) for external alterations to Unit H, facilitating its subdivision along with a wider package of external works. The permission allows Unit H to be split into 2no. units, Unit H (1,970 square metres), which is soon to be occupied by M&S, and Unit J (334 square metres). The land use control on Unit J is still that of Conditions 3 and 4 of the June 2022 permission² which limits the use to non-food Class A1 only or as a Health and Fitness Club where this is connected to the sale and display of sports goods, sports equipment, and sports wear.

2.20 Copies of the relevant decision notices are appended at **Document 2**.

Proposed Development

2.21 Full planning permission is sought for the following:

“Change of use of Unit J from Class A1 to Class A3 (Food and Drink) or Class D2 (Assembly and Leisure)”

2.22 Unit J extends to 334 square metres and comprises the residual floorspace of Unit H following subdivision, as approved under WRR P/2022/1009. Its current lawful use is Class A1, although the wider Unit H benefits from a dual use of Class A1 and Class D2.

2.23 Planning permission is being sought to enable Unit J to either be occupied within Class A3 or Class D2. This follows Agency advice based on current operator requirements. A flexible consent is therefore sought to maximise the likelihood of the unit being let.

2.24 Given the current Class A1 non-food retail use of Unit H, to facilitate its potential occupation by a food and drink operator or a leisure operator, consistent with the Use Classes Order, permission is required for the change of use to Class A3 or Class D2. This represents the extent of the application proposals.

2.25 Food and drink use at the Retail Park in the form of a café and or restaurant is well-established. Indeed, Costa operate from an A3 consent that was granted permission in 2018³. Likewise,

² ref. WRR P/2022/0251

³ ref. P/2018/0384

Frankie and Benny’s previously traded from Unit G prior to its demolition under planning application reference WRR P/2022/0102.

- 2.26 Precedent therefore exists for Class A3 uses at the Retail Park.
- 2.27 Likewise, Class D2 uses at the Retail Park have also been established, with Unit H previously being occupied by Everlast, and the recent consent⁴ retains the ability for Class D2 use to occupy the unit should it not be occupied by a Class A1 use.
- 2.28 No changes are proposed to the external appearance and no increase in floorspace is proposed. Any changes would form part of a separate planning application submitted in due course.
- 2.29 The following drawings have been prepared by Smith Design Associates and accompany this submission:

Table 2: Planning Drawings prepared by Smith Design Associates

Reference	Drawing Title	Scale
SK230215_01	Site Location Plan	1:1250 @ A3
SK230215_02	Existing Floor Plan	1:150 @ A3
SK230215_01	Proposed Floor Plan	1:150 @ A3

- 2.30 The application proposals, if approved, provides the opportunity to improve the overall ‘offer’ at the Retail Park.

⁴ Ref. WRR P/2022/0251

3 Planning Policy Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 In this instance, the development plan for WCBC comprises the Wrexham Unitary Development Plan 1996-2011 (February 2005).
- 3.3 Material considerations include Planning Policy Wales (Edition 11, February 2021) and Technical Advice Note 4: retail and commercial development (November 2016). WCBC submitted the emerging Wrexham Local Development Plan 2013 – 2028 for examination in November 2018. Given the advanced stage reached, policies within the Local Development Plan can be given substantial weight in the consideration of the application proposals.

Development Plan

Wrexham Unitary Development Plan 1996-2011 (February 2005)

- 3.4 The current Development Plan is the Wrexham Unitary Development Plan (UDP), which was adopted in February 2005.
- 3.5 The UDP (2005) does not allocate the Site for any specific use, but simply identifies it as being within the settlement boundary where generic urban area policies apply.
- 3.6 Policy S3 ('Non-Shopping key town centre Uses') states that:

"In order to sustain and enhance its vitality and viability, Wrexham Town Centre will be the preferred location for non-shopping uses, such as offices providing services to the public at large, and for major leisure uses. Proposals for such uses will be permitted firstly within the town centre where they are readily accessible to public transport facilities, followed by edge-of-centre locations, provided that they are of a scale appropriate to the size and function of the town centre and would help to sustain and enhance the vitality and viability of the town centre as a whole.

As with retail proposals, only where there is a clearly defined need (defined in accordance with individual proposals) which cannot be accommodated on a site or sites in preferred locations, should out of-centre sites accessible by a choice of means of transport, be considered. A developer must demonstrate that all potential sites in preferred locations have been thoroughly assessed, before proposing less central sites for other key town centre uses. There are no other policies of relevance."

- 3.7 There are no other policies of relevance.

Material Considerations

Draft Wrexham Local Development Plan 2013 – 2028

- 3.8 The emerging Local Development Plan is well advanced, being submitted for Examination by the Planning Inspectorate. If adopted, it will replace the current UDP.
- 3.9 Draft Policy R1 ('Retail, Leisure and Commercial Centre Hierarchy') identifies the following hierarchy:
- Wrexham town centre;
 - The District Centres of Cefn Mawr and Gwersyllt;
 - The Local Centres of Borrass, Chirck, Coedpoeth, Gresford, Llay, Penybryn and Rhosllanerchrugog;
 - The Village Centres of Brynteg, Holt, Ruabon and Rossett; and
 - The Neighbourhood Centres of Churchill Drive, Garden Village and Park Avenue, Wrexham.
- 3.10 The Policy states that retail, leisure and commercial proposals will be supported within this hierarchy where they are appropriate in scale for the particular centre.

Planning Policy Wales – Edition 11 (2021)

- 3.11 Planning Policy Wales ('PPW') sets out the national context for sustainable land use. The document supports all strategies published by the Welsh Assembly and is supported by various Technical Advice Notes ('TANs').
- 3.12 PPW recognises that the planning system manages the development and use of land in the public interest by contributing to economic, social, environmental, and cultural well-being of Wales.
- 3.13 Paragraph 1.18 outlines that at the core of Welsh policymaking, there is a presumption in favour of sustainable development.
- 3.14 Through assessing the sustainable benefits of development, Paragraph 2.28 states that a key factor of the assessment process is *"whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities or upgrading the environment"*.
- 3.15 Chapter 4 of the PPW is titled 'Active and Social Places' and promotes the Welsh Government's objective to promote a 'town centre' first approach. This seeks to locate new retail and commercial development, in the first instance, within an existing centre. Paragraph 4.3.18 states:

“The Welsh Government operates a ‘town centres first’ policy in relation to the location of new retail and commercial centre development. In implementing this policy, planning authorities should adopt a sequential approach to the selection of new sites in their development plan and when determining planning applications for retail and other complementary uses. By adopting a sequential approach first preference should be to locate new development within a retail and commercial centre defined in the development plan hierarchy of centres”.

- 3.16 The PPW requires local planning authorities to adopt a sequential approach when determining planning applications for retail and other uses that are complementary to retail and commercial centres. Paragraph 4.3.19 states:

“If a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered. Developers should demonstrate that all potential retail and commercial centre options, and then edge-of-centre options, have been thoroughly assessed using the sequential approach before out-of-centre sites are considered.”

- 3.17 In applying the sequential approach, Paragraph 4.3.21 goes on to state that:

“The sequential approach applies to retail and all other uses complementary to retail and commercial centres. Other complementary uses include, for example, financial and professional services (A2), food and drink (A3), offices (B1), hotels (C1), educational and other non-residential establishments (D1), leisure (D2) and certain other uses such as laundrettes.”

- 3.18 Both Class A3 and Class D2 are referenced and are therefore caught by the requirement to address the sequential approach.

Technical Advice Note 4: Retail and Commercial Development

- 3.19 Technical Advice Notes (TANs) are material to decisions on individual planning applications and should be read alongside PPW. LPAs should take TANs into account when they are preparing development plans and determining planning applications.

- 3.20 Relevant to the proposal is TAN 4, which deals with retail and commercial development. In considering retail application for commercial development (not including retail) TAN 4 identifies two ‘tests’ that need to be addressed - the sequential test and, subject to the scale of development, the impact test.

- 3.21 Paragraph 7.1 (‘The Sequential Test’) makes planning applications for retail, leisure and other complementary uses subject to the sequential test. The sequential location of planning applications should be considered in the following order.

- Firstly, within retail and commercial centres identified in the retail hierarchy where suitable sites, or buildings for conversion are available.
- If no suitable sites are available in retail and commercial centres then edge-of-centre locations should be considered, with preference given to brownfield sites that are or will

be well connected to the existing centre and accessible by a variety of means of transport, particularly walking, cycling and public transport.

- Only when retail and commercial centres and edge of centre locations have been considered and found to be unsuitable can out-of-centre options within, and then outside, a settlement area be considered. Where out-of-centre sites are concerned preference should be given to brownfield sites which are or will be well served by a choice of means of transport and are close to an established retail and commercial centre.

3.22 TAN 4 expands on the requirements of the sequential test identified in PPW. In terms of suitability, Paragraph 7.2 states that:

“Suitability refers to a site or building’s attributes and whether these are sufficient to meet the development requirements of a particular proposal. Where a developer favours a development site on the edge of or outside a retail and commercial centre the developers will need to provide evidence to explain why potential sites or buildings within the centre are unable to accommodate the format, scale and design of a proposed development. This exercise should not necessarily be confined to an individual centre and developers should consult with the local planning authority to ascertain the extent of any search for other potentially suitable sites or buildings within the wider catchment area.”

3.23 In respect of the impact test, TAN 4 (para. 8.2) identifies that this applies to retail applications of 2,500 square metres or more gross floorspace. The application proposals relate to non-retail uses and just 334 square metres. Within this context the impact test is not a policy requirement in the consideration of the application proposals.

Summary

3.24 The starting point for determining proposals is the adopted Development Plan, which in this instance is the Wrexham Unitary Development Plan 1996-2011 (February 2005).

3.25 The Site is unallocated and has no site-specific policies in relation to future proposals. However, it comprises a well-established retail destination that is accessible by a variety of modes of transport. Furthermore, the proposals relate to substituting one main town centre use (retail) with another (food and drink or leisure).

3.26 The Site has no site-specific policies in relation to the proposed uses, although due to its out-of-centre location, proposals for town centre uses are subject to a certain criterion being satisfied.

3.27 To justify the principle of the proposed development in this location, it is necessary to satisfy the sequential approach to site selection. Impact is not a policy requirement in the consideration of the proposals given that it comprises just 334 square metres, which is significantly below the threshold set by national planning policy (2,500 square metres) and does not comprise retail development (identified as Class A1 by national policy).

3.28 Likewise, ‘need’ is not a policy consideration for non-retail uses (i.e. non-Class A1 uses) – as confirmed by national policy. Relevant policies are addressed later in this report. Relevant policies are addressed later in this report.

4 Planning Considerations

Principle of Development

Context

- 4.1 Although the Site is located out-of-centre, it is a well-established retail destination that has previously been deemed appropriate for the uses proposed within Unit J.
- 4.2 In terms of the proposed Class D2 use, WCBC has accepted the principle of a dual use for the wider Unit H (which extends to cover the same building as the new M&S and Unit J) in granting consent in June 2022⁵. Likewise, a Class D2 use (Everlast Gym) previously operated from this broad location. Given this, a Class D2 use in this location has been deemed acceptable.
- 4.3 Against this background, it is not deemed necessary to justify a continued Class D2 use in this location. The principle is accepted. Instead, this Statement focuses on the proposed Class A3 (food and drink) use. For such a use to be deemed acceptable it will be necessary to consider the requirements of the sequential approach to site selection.

Sequential Approach to Site Selection

- 4.4 Whilst the sequential approach seeks to focus main town centre uses (such as food and drink uses) within defined centres, it does not preclude sites coming forward elsewhere if no available, suitable or viable sequentially preferable opportunity exists. This is reflected by previous decisions in the local area, including at the Plas Coch Retail Park.
- 4.5 It is acknowledged that the Site is in an out-of-centre location. However, the suitability of this location for main town centre uses (including food and drink and a gym) is well-established. The application simply seeks to change from one main town centre use (Class A1) to another (Class A3 or Class D2). This provides useful context when considering the application proposals.
- 4.6 In understanding how the sequential approach will be considered and applied, Planning Policy Wales (PPW) (para. 4.3.19) recognises that:

"If a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes."

- 4.7 As previously highlighted, the application proposals involve the occupation of an existing unit within an established retail park. The proposed Class A3 use is intended to address a specific demand. The application does not propose any additional, or 'new' floorspace over and above that which already exists, nor does it propose sub-division or the creation of new units.

⁵ ref. P/2022/0251

- 4.8 In determining previous planning applications for town centre uses at the Retail Park, it has been accepted that there are certain uses that have particular market and locational requirements that can only be accommodated in specific locations.
- 4.9 The approval of the Costa (Class A3) in April 2019 (ref. P/2018/0384) sets an important precedent for the type of development proposed. Indeed, in determining this application the Officer's Report acknowledged that:
- "the proposed development is intended to serve the vehicles already in the area and is not expected to attract a large number of additional vehicles."*
- 4.10 Linked to this, in granting consent, WCBC recognised that such uses did not need to be subject to the sequential approach to site selection.
- 4.11 Consistent with WCBC's consideration of the Costa application the proposed change of use of Unit J will similarly exist as ancillary to the operation of the retail park.
- 4.12 The driving rationale is to enhance the 'offer' of the retail park for existing visitors and passer-by trade, complementing the wider retail function, rather than becoming a destination in its own right. Such uses are a common feature in retail parks across the UK (including at Plas Coch Retail Park with Costa), with a large proportion of their trade being derived from visitors to neighbouring retail uses.
- 4.13 The type of occupier envisaged will overwhelmingly serve pass-by and ancillary trade. This will comprise shoppers already in the local area wishing to eat / drink before or after undertaking their shopping, or those calling into the retail park before continuing their journey. These locational requirements drive the consideration of the sequential approach.
- 4.14 In this respect, the nature of the proposal is 'location specific' and the requirements of the sequential approach cannot be applied in their traditional sense. The proposals will directly target customers visiting an established retail destination and will complement the existing offer. This need cannot be provided by locating the development elsewhere.
- 4.15 The ancillary nature that an A3 use will serve means that the proposals can only realistically be located at the Application Site. The area of search in applying the sequential approach moves away from the usual application of considering alternative sites in a number of in-centre locations. Providing an additional A3 outlet in such locations would not satisfy the location specific need sought that the proposal is seeking to specifically serve (i.e., existing and future patrons of the retail park). The format, existing footfall and need for immediately adjacent car parking are all key factors of the retail park model that are driving factors for an A3 use to trade viably.
- 4.16 In summary, it is not considered necessary to apply the sequential approach given the site specific need the proposal is intended to meet.
- 4.17 For all the reasons outlined above, compliance with the sequential test has been demonstrated. The proposals will complement the existing and established retail park and meet the locational needs in terms of diversifying the offer and servicing a specific catchment. The development could not meet this need if it was located within a centre, or anywhere else.

4.18 On this basis, the application is acceptable in principle.

Other Matters

4.19 Given the nature of the proposal (i.e.- the occupation of existing floorspace) and its location, there are no other development management issues arising. This includes issues around transport, noise, and residential amenity. The Site is not located in a sensitive location and any impacts associated with the proposed change of use will not be materially different to the current position.

4.20 Given this, all relevant development management considerations have been assessed and it has been demonstrated that the proposal complies with the relevant policy.

Summary

4.21 Overall, it has been demonstrated that the proposed development satisfies all relevant development considerations. The principle of development has been demonstrated. Indeed, both uses have previously been deemed acceptable in this location, and in respect of the Class A3 use, this use is locational specific.

4.22 The Site is not subject to any policy allocation. Furthermore, the proposals effectively seek to substitute one main town centre use (retail) for another main town centre use (food and drink or leisure and assembly).

4.23 For all these reasons, the proposed change of use from Class A1 to Class A3 or Class D2 use should be supported, not least given the socio-economic benefits that will arise from a compatible food and drink or leisure operation that will occupy void and vacant space.

5 Development Benefits

- 5.1 This section sets out the headline economic impacts arising from the change of use of Unit J, Plas Coch Retail Park.
- 5.2 The proposals will create up to 15-20 jobs in the local area⁶, comprising a mix of new full and part time jobs. The job creation is significant and there will be tangible positive impact on local employment as a result. Additional jobs will be created during the fit-out process.
- 5.3 In addition, the proposals will have wider spin-off benefits for the local economy given the increase in local wages and gross value added, particularly given that the existing unit is vacant.
- 5.4 The proposals result in a number of positive impacts, including bringing back into economic use vacant floorspace, increasing the employment opportunities available to the local community, and an investment into the local economy. It will also lead to a strengthening of the representation from food and drink outlets.
- 5.5 The planning and economic benefits outlined above should be afforded significant weight in the determination of the proposals.
- 5.6 Overall, the headline benefits arising from the proposals can be summarised as follows:
- Reuse of a vacant retail unit (previously developed land / brownfield site);
 - Creation of circa. 15-20 full and part-time operational jobs; with associated additional wages linked to job creation.
 - Further job creation through the fit-out, security and maintenance;
 - Job creation would generate additional spending within the local area every year;
 - Investment into the local economy, supporting employment within the construction sector;
 - Gross Value Added (GVA) from activity in the economy;
 - Increase in business rates some of which can be available to WCBC; and
 - Increased choice and competition.
- 5.7 These economic benefits should be afforded significant weight in the determination of the application, particularly given the proposal's conformity with relevant planning policy.

⁶ Based on applying the employment densities in the latest Employment Density Guide published by the Government

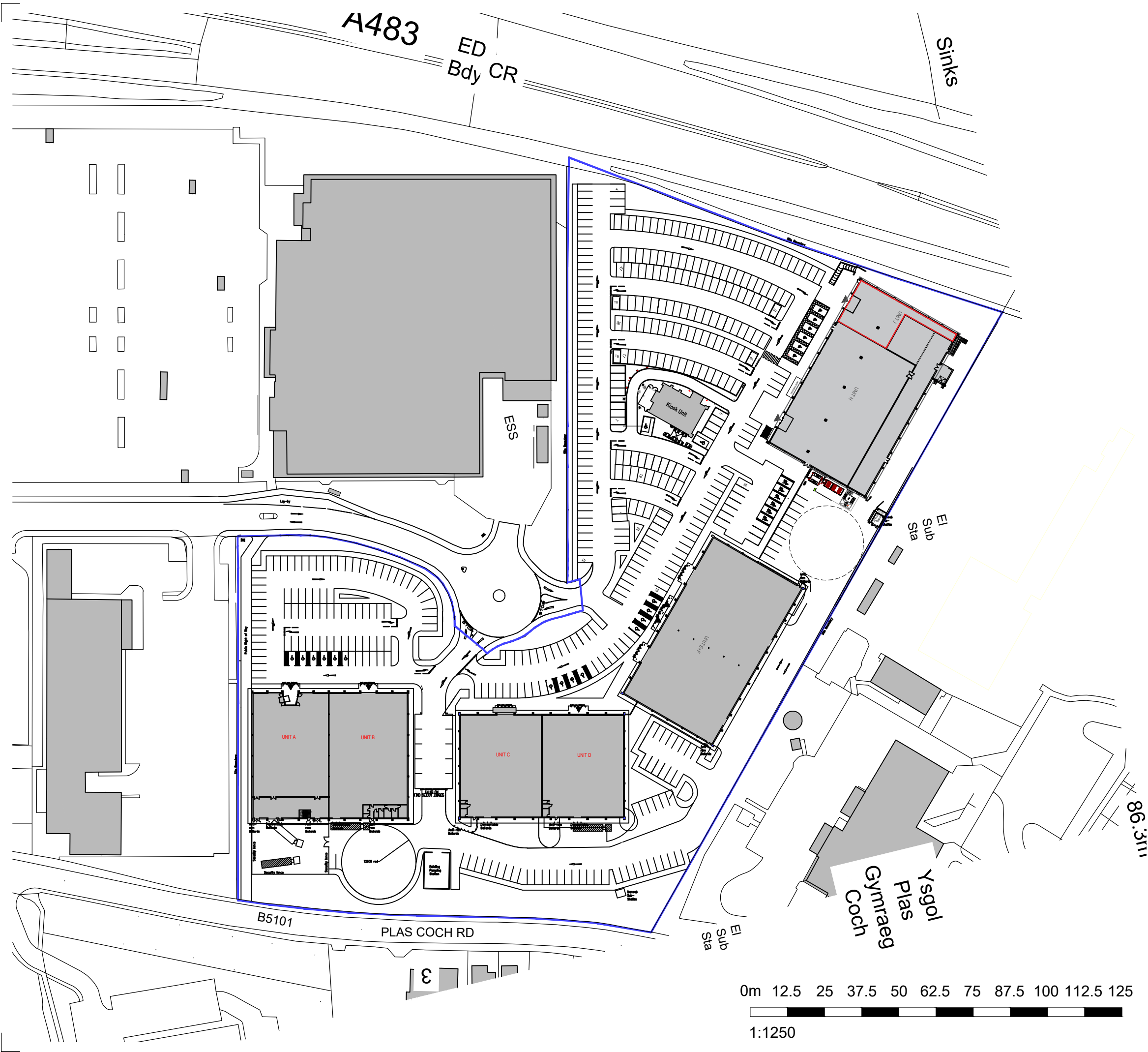
6 Conclusion

- 6.1 This Statement has been prepared on behalf of EPIC (No.1) Limited (c/o Ediston Real Estate) in support of the change of use proposals for Unit J, Plas Coch Retail Park, Wrexham, LL11 2BA.
- 6.2 The proposal will result in the re-use of existing floorspace and will ensure its long-term occupancy, which in turn will make a positive economic contribution to the area.
- 6.3 Although the Site comprises an out-of-centre location, it represents a well-established retail destination where the principle of main 'town centre uses' has been accepted. Indeed, the principle of a food and drink use within the Retail Park was previously established by the former use of the Kiosk unit (by Costa) and former Frankie and Benny's. Effectively the proposals seek to substitute one main town centre use (retail) for another main town centre use (food and drink or leisure and assembly).
- 6.4 The proposals should also be viewed favourably due to the Council encouraging dual use of Unit H – as established by planning permission reference WRR P/2022/0251.
- 6.5 Furthermore, planning policy at all levels does allow main town centre uses out-of-centre where it is demonstrated that no sequential alternative exists. It has been demonstrated that the sequential approach has been satisfied.
- 6.6 The proposals will improve the marketability of the unit by permitting by providing a flexible consent. This will encourage the occupation of the unit whilst maintaining consumer choice for local residents.
- 6.7 The proposal will support the long-term occupancy of Unit J, which will in turn will make a positive economic contribution to the area. The job creation is material to the assessment of the planning merits (circa. 15-20 jobs) together with private sector investment in the local economy. These benefits are significant and should be afforded appropriate weight in the overall planning balance.
- 6.8 For all the reasons set out within this report, the proposals comprise sustainable economic development, the principle of which is supported by national and local policy. The proposals accord with the development plan and, applying the presumption in favour of sustainable development, planning permission should be granted without delay.



Document 1

Site Location Plan (ref. SK230215_04)



1. Do not scale this drawing - if in doubt ask.
2. All sizes to be checked on site prior to construction.
3. This drawing is the copyright of the author.

Ownership Boundary
(8.45 Acres / 3.42 Hectares)

Unit J Boundary

Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100035409



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client
Ediston Real Estate

project
Proposed Alterations to Unit J
Plas Coch Retail Park, WREXHAM

drawing
Location Plan
original size
A3

scale
1:1250
drawn
SMC

date
13.02.2023
checked
-

status
PLANNING
passed
-

job no.
G2983
drawing no.
SK230215_04
revision
-



Document 2

Relevant Planning History

CYNGOR BWRDEISTREF

Sirol Wreccsam

Wrexham County

BOROUGH COUNCIL

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.

LAMPIT STREET,
P.O. BOX 1290,
WREXHAM,
LL11 1WL.

16.09.
32663
51604
F MA
-

Applicant Audley Developments Ltd

Code Number WRR CB00421

Agent T.A.C.P.,
27/29 Grosvenor Road,
Wrexham,
LL11 1DH

Date received 22nd July 1996

Decision date 9th September 1996.

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Grant of Planning Permission

LOCATION AND DESCRIPTION

PLAS COCH, WREXHAM

CONSTRUCTION OF MULTIPLEX CINEMA, RESTAURANT, 65,000
SQ-FT. NON-FOOD RETAIL UNITS, CAR PARKING, DRAINAGE,
LANDSCAPING

REC'D 11 SEP 1996

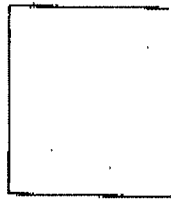
ACK.	ACT.
INF.	FILE

PARTICULARS OF DECISION

PERMISSION GRANTED

- 01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
- 02 During the first planting and seeding season following the first use of the development trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.
- 03 Unless acceptable alternative arrangements have been agreed in writing by the Local Planning Authority no building shall be occupied until the rear servicing road and turning area have been constructed to a usable standard. The facilities shall thereafter be retained.
- 04 Unless acceptable alternative arrangements have been agreed in writing by the Local Planning Authority the car parking area shall be surfaced and marked out in full accordance with the approved drawing(s) before the development is first used and thereafter shall not be used for any purpose other than the parking of vehicles belonging to staff employed within or visitors to the development to which this permission relates.
- 05 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.
- 06 Details of any proposed outdoor storage of goods, plant, materials, or waste including details of the screening of any such areas shall be

CYNGOR BWRDEISTREF

Sirol Wreccsam**Wrexham County**
BOROUGH COUNCIL

Applicant Audley Developments Ltd

Code Number WRR CB00421

Agent T.A.C.P.,
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Wrexham,
LL11 1DH

Date received 22nd July 1996

Decision date 9th September 1996

- submitted for further approval. No outdoor storage shall take place except in accordance with such details as are approved by the Council.
- 07 No building work shall commence until full details of the proposed soakaway system for surface water disposal have been further approved by the Council.
 - 08 There shall be no direct vehicular or pedestrian access from the site onto Plas Coch Road except for the relocated pedestrian access hereby approved and shown on Drawing No. 4565 - 10 (D).
 - 09 No service vehicles shall be permitted to enter the site other than between the hours of 7.30 am and 8.00 pm Mondays to Saturdays.
 - 10 The new pedestrian link between the Plas Coch Road and the main estate road shall be completed prior to occupation of any of the buildings.
 - 11 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been approved in writing by the Local Planning Authority.
 - 12 Details of fencing along the boundary of the site and the adjoining Sainsburys premises shall be submitted for the further approval of the Council. Such fencing as approved shall be erected prior to occupation of any of the buildings and shall thereafter be retained.
 - 13 Plant or equipment serving the development should be located and designed so that no increase in background noise levels occurs at the boundary of adjoining residential properties.
 - 14 Unless otherwise agreed in writing with the Local Planning Authority, before the development hereby permitted is commenced a scheme for the provision of pedestrian crossing facilities at the site access roundabout shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall then be implemented in accordance with a timetable to be submitted to and approved by the Local Planning Authority.
 - 15 Unless otherwise agreed in writing by the Local Planning Authority before the development hereby permitted is commenced a scheme to allow the shared use of the pedestrian link from the site to Plas Coch Road hereby approved and shown on Drawing No. 4546 - 10 (D) by cyclists and pedestrians on land within the application site and public highway shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall then be implemented in accordance with a timetable to be submitted to and approved by the Local Planning Authority.
 - 16 No development shall be commenced until a scheme for the disposal of foul and surface waters has been further approved by the Council. No

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Wrexham,
LL11 1DH

Date received 22nd July 1996

Decision date 9th September 1996

buildings shall be occupied until the approved drainage scheme serving that building has been completed.

- 17 Any amendments to the existing trunk road signs and carriageway markings shall be carried out in accordance with such a scheme as may be approved by the Local Planning Authority.

REASON(S)

- 01 To comply with Section 91(3) of the Town and Country Planning Act 1990.
- 02 6 and 12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 03 8, and 10, 14 and 15. In the interests of highway safety.
- 04 To ensure that a satisfactory provision of off-street car parking and turning facilities is maintained at all times in the interests of the free flow of traffic and highway safety.
- 05 To ensure a satisfactory standard of development.
- 07 To ensure provision of satisfactory surface water disposal arrangements which will not cause or aggravate flooding or drainage problems off site.
- 09 To ensure that the service facility is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.
- 11 The site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land is not lost.
- 13 To protect the amenities of the occupiers of nearby properties.
- 16 To prevent pollution of the water environment.
- 17 In the interests of the safety and free flow of traffic on the trunk road.

Note(s) to Applicant:

- 01 You are advised to incorporate the requirements of the relevant section(s) of the Chronically Sick and Disabled Persons Act, 1970 into the proposed development and your attention is hereby drawn to the British Standard Institution Code of Practice for Access for the Disabled to Buildings. (BS 5810:1979).
- 02 The landscaping scheme required by Condition No. 2 above shall include substantial tree/shrub planting between the service road and the Plas Coch Road boundary of the site.
- 03 A suitable grease interceptor must be provided on the drainage from the restaurant.
- 04 Inspection manholes should be provided and clearly identified on foul

CYNGOR BWRDEISTREF

Sirrol Wreccsam**Wrexham County**
BOROUGH COUNCIL

Applicant Audley Developments Ltd

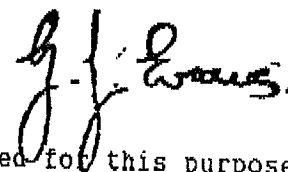
Code Number WRR CB00421

Agent T.A.C.P.,
27/29 Grosvenor Road,
Wrexham,
LL11 1DH

Date received 22nd July 1996

Decision date 9th September 1996

- and surface water drainage systems to enable the Environment Agency to inspect and sample discharges from individual premises.
- 05 Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
- 06 Facilities should be provided within the site drainage systems for the interception and storage of contaminated water used in fire fighting.



Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.

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	EPIC (NO. 1) LTD	Code Number	WRR P/2022/1009
Agent	QUOD MR TIM RAINBIRD 8-14 MEARD STREET LONDON W1F 0EQ	Date Received	23/11/2022
		Decision Date	20/01/2023

Town and Country Planning Act, 1990

Location of application

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

Description of application

GOSOD BLAEN SIOP NEWYDD, CLADDIN NEWYDD I BOB DRYCHIAD, CREU BAE DADLWYTHO YN Y CEFN, LLE TU ALLAN I GADW CYFARPAR A THROLIAU / INSTALLATION OF NEW SHOPFRONT, NEW CLADDING TO ALL ELEVATIONS, ERECTION OF REAR LOADING BAY, EXTERNAL PLANT AND TROLLEY BAYS

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	20/01/2023	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.

Applicant	EPIC (NO. 1) LTD	Code Number	WRR P/2022/1009
Agent	QUOD MR TIM RAINBIRD 8-14 MEARD STREET LONDON W1F 0EQ	Date Received	23/11/2022
		Decision Date	20/01/2023

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered AL (0) 010 Rev 11, AL (0) 008 Rev 12, AL (0) 009 Rev 12, AL (0) 011 Rev 04 and 79053.IDW Issue 1, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The screen fencing for the Plant area shown on approved plan referenced AL (0) 010 Rev 11 shall be constructed on site prior to first use of the Plant and shall thereafter be permanently retained.

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 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.
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.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

Applicant	EPIC (NO. 1) LTD	Code Number	WRR P/2022/1009
Agent	QUOD MR TIM RAINBIRD 8-14 MEARD STREET LONDON W1F 0EQ	Date Received	23/11/2022
		Decision Date	20/01/2023

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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

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	EPIC NO1 LTD	Code Number	WRR P/2022/0101
Agent	MR TIM RAINBIRD QUOD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	01/02/2022
		Decision Date	09/02/2022

Town and Country Planning Act, 1990: Section 96A

Non-material amendment to Planning Permission

Location of application

UNITS B AND D, PLAS COCH RETAIL PARK, WREXHAM, LL11 2BA

Description of application

DIWYGIAD ANSYLWEDDOL I GANIATAD CYNLLUNIO CB00421 –
CADARNHAU DEFNYDD / NON-MATERIAL AMENDMENT TO PLANNING
PERMISSION CB00421 – CONFIRM USE

In pursuance of its powers under Section 96A of the above Act, the Council hereby amends the above planning permission, and inserts the following additional planning condition.

Condition 18

Units B and D shall be used for the retail sale of goods within Class A1 only and shall not be used for any other purpose.

Reason

For the avoidance of doubt and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

You are advised that this is not a new notice of planning permission. It amends but does not replace the planning permission as mentioned above.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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

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	EPIC NO1 LTD	Code Number	WRR P/2022/0102
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	01/02/2022
		Decision Date	29/06/2022

Town and Country Planning Act, 1990

Location of application

FORMER FRANKIE AND BENNY'S RESTAURANT, PLAS COCH RETAIL PARK, WREXHAM, LL11 2BA

Description of application

DYMCHWEL UNED G A GWNEUD MAES PARCIO YCHWANEGOL I GWSMERIAID YN EI LE / DEMOLITION OF UNIT G AND REPLACEMENT WITH ADDITIONAL CUSTOMER PARKING

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

Revision	Date	Description of Decision
0	29/06/2022	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 vehicular parking and turning areas as shown on approved drawing no. SK220126_03 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
3. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Applicant	EPIC NO1 LTD	Code	WRR P/2022/0102
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Number Date Received	01/02/2022
		Decision Date	29/06/2022

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and to achieve Net Biodiversity Benefit (NBB) in accordance with Policies GDP1, EC6, EC4 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on 01978 292040 for further advice and information.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

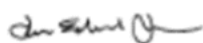
The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

Applicant	EPIC NO1 LTD	Code	WRR P/2022/0102
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Number Date Received	01/02/2022
		Decision Date	29/06/2022

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
- The installation must comply with all applicable electrical requirements in force at the time of installation.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro / Interim Chief Officer
Planning & Regulatory

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

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	EPIC NO 1 LTD	Code Number	WRR P/2022/0251
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	11/03/2022
		Decision Date	29/06/2022

Town and Country Planning Act, 1990

Location of application

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

Description of application

TYNNU AMODAU 4 A 5 CYFYNGIAD DEFNYDD CANIATAD CYNLLUNIO P/2006/1144 / REMOVAL OF CONDITIONS 4 AND 5 (USE RESTRICTION) OF PLANNING PERMISSION P/2006/1144

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

Revision	Date	Description of Decision
0	29/06/2022	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. The food and drink/foodstore sales floor area approved as part of this application, shall not be brought into use until planning permission ref: P/2022/0252 has been lawfully commenced and written confirmation of this has been obtained from the Local Planning Authority. Units B and D shall thereafter only be used in strict accordance with the restrictions imposed under planning permission ref: P/2022/0252 and for no other purpose.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, Unit H (as shown on drawing ref. SK220304_01) shall only be used for the retail sale of non-food goods within Class A1 except for an area of up to 2,032 square metres which can be used for the net retail sales of food and drink and / or as a food store.

Applicant	EPIC NO 1 LTD	Code Number	WRR P/2022/0251
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	11/03/2022
		Decision Date	29/06/2022

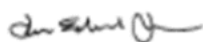
4. In the event that Unit H is used for the sale and display of sports goods, sports equipment and sports wear, the remainder of the building may also be operated as a Health and Fitness Club provided that the two uses are connected.
5. Noise levels from external operations associated with Unit H will not exceed 50 dB LAeq (1 hour) during the daytime (07:00 - 23:00); 45 dB LAeq (15 mins) during the night-time (23:00 - 07:00); or 60 dB LAmax during the night-time (23:00 - 07:00) as determined by measurement or calculation at free field locations representing facades of nearby residential dwellings.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure continued provision of the community facility in accordance with UDP Policy CLF1.
3. To ensure any future retail use does not significantly increase traffic generation given the limited capacity of the adjoining highway network.
4. To allow for dual use of Unit H.
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

If it is proposed to provide any illuminated sign then this will require the separate written consent of this Council in order to comply with the Town and Country Planning (Control of Advertisements) Regulations, 1992.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro / Interim Chief Officer
Planning & Regulatory

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

Applicant EPIC NO 1 LTD

**Code
Number** WRR P/2022/0251

Agent QUOD
MR TIM RAINBIRD
8 - 14 MEARD STREET
LONDON
W1F 0EQ

**Date
Received** 11/03/2022

**Decision
Date** 29/06/2022

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	EPIC NO 1 LTD	Code Number	WRR P/2022/0252
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	11/03/2022
		Decision Date	29/06/2022

Town and Country Planning Act, 1990

Location of application

UNITS B, D AND H, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA

Description of application

AMRYWIO AMODAU 9 AC 18 CANIATAD CYNLLUNIO CB00421 (FEL Y'I DIWYGIWYD GAN DDIWYGIAD ANSYLWEDDOL CYNLLUNIO P/2022/0101) I AMRYWIO AMSEROEDD GWASANAETHU A DEFNYDDIO CYFYNGIADAU / VARIATION OF CONDITIONS 9 AND 18 OF PLANNING PERMISSION CB00421 (AS AMENDED BY PLANNING NON-MATERIAL AMENDMENT P/2022/0101) TO VARY SERVICING TIMES AND USE RESTRICTIONS

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

Revision	Date	Description of Decision
0	29/06/2022	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 parking area constructed in connection with planning permission ref: CB00421 shall not be used for any purpose other than the parking of vehicles belonging to staff employed within or visitors to the development to which this permission relates.

Applicant	EPIC NO 1 LTD	Code Number	WRR P/2022/0252
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	11/03/2022
		Decision Date	29/06/2022

3. No outdoor storage of goods, plant, materials, or waste shall only take place except in strict accordance with those details approved in connection with planning permission ref: CB00421.
4. There shall be no direct vehicular or pedestrian access from the site onto Plas Coch Road except for the relocated pedestrian access approved in connection with planning permission ref: CB00421.
5. With the exception of vehicles servicing Unit H, as shown on drawing ref. SK220304_02 (Location Plan), no service vehicles shall be permitted to enter the site other than between the hours of 7.30 am and 8.00 pm Mondays to Saturdays.
6. The existing rear serving road and turning area, as constructed in connection with planning permission ref: CB00421, shall be permanently retained.
7. The fencing along the boundary of the site and the adjoining Sainsbury's premises constructed in accordance with planning permission ref: CB00421 shall be permanently retained.
8. Plant or equipment serving the development should be located and designed so that no increase in background noise levels occurs at the boundary of adjoining residential properties.
9. The pedestrian crossing facilities at the site access roundabout, constructed in connection with planning permission ref: CB00421, shall be permanently retained.
10. The scheme to allow the shared use of the pedestrian link from the site to Plas Coch Road by cyclists and pedestrians on land within the application site and public highway, constructed in connection with planning permission ref: CB00421 shall be permanently retained.
11. The scheme for the disposal of foul and surface waters constructed in connection with planning permission re: CB00421 shall be permanently retained.
12. Units B and D as identified on approved drawing ref: SK220304_02 (Location Plan) shall only be used for the retail sale of non-food goods within Use Class A1, and shall not be used for any other purpose.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that a satisfactory provision of off-street car parking and turning facilities is maintained at all times in the interests of the free flow of traffic and highway safety.

Applicant	EPIC NO 1 LTD	Code Number	WRR P/2022/0252
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	11/03/2022
		Decision Date	29/06/2022

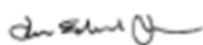
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interests of highway safety.
5. To ensure that the service facility is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.
6. In the interests of highway safety.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To protect the amenities of the occupiers of nearby properties.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. To prevent pollution of the water environment.
12. To ensure adequate on-site parking provision in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Inspection manholes should be provided and clearly identified on foul and surface water drainage systems to enable the Environment Agency to inspect and sample discharges from individual premises.

Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Root water shall not pass through the interceptor. Facilities should be provided within the site drainage systems for the interception and storage of contaminated water used in fire fighting.

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro / Interim Chief Officer Planning & Regulatory

Applicant	EPIC NO 1 LTD	Code Number	WRR P/2022/0252
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	11/03/2022
		Decision Date	29/06/2022

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