

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	HERTFORD HEALTH LTD	Code Number	GWE P/2022/0778
Agent	PEGASUS GROUP LTD MISS STACEY HARTREY FIRST FLOOR SOUTH WING EQUINOX NORTH GREAT PARK ROAD ALMONDSBURY	Date Received	25/08/2022
		Decision Date	05/12/2022

Town and Country Planning Act, 1990

Location of application

CORBETT BOOKMAKERS, UNIT 6 DODDS LANE, GWERSYLLT, WREXHAM. LL11 4NT

Description of application

NEWID DEFNYDD O DDOSBARTH A2 (GWASANAETHAU ARIANNOL A PHROFFESIYNOL) I DDOSBARTH A3 (BWYD A DIOD) / CHANGE OF USE OF BUILDING FROM CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) 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
PS2	Development and the environment
S5	District shopping centres
T8	Parking

Revision	Date	Description of Decision
0	05/12/2022	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.

Applicant	HERTFORD HEALTH LTD	Code	GWE P/2022/0778
Agent	PEGASUS GROUP LTD MISS STACEY HARTREY FIRST FLOOR SOUTH WING EQUINOX NORTH GREAT PARK ROAD ALMONDSBURY	Number Date Received	25/08/2022
		Decision Date	05/12/2022

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered DB474-A503, DB474-A504, DB474-A5-BP and as contained within the application documentation.
3. No fried food shall be prepared on the premises until a system for the extraction and dispersal of cooking smells has been installed in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved extraction system shall be operation at all times when frying takes place.
4. No fried food shall be prepared on the premises until grease traps are installed in accordance with details first submitted to and approved in writing by the Local Planning Authority order to prevent cooking fats, oil and grease etc entering the public sewerage 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 Method for rating and assessing industrial and commercial sound.
6. No use of the development shall be made before 11:00 or after 22:00 hours on any day.

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

Applicant	HERTFORD HEALTH LTD	Code	GWE P/2022/0778
Agent	PEGASUS GROUP LTD MISS STACEY HARTREY FIRST FOOR SOUTH W ING EQUINOX NORTH GREAT PARK ROAD ALMONDSBURY	Number Date Received	25/08/2022
		Decision Date	05/12/2022



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