

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	MRS NICOLA WILSON	Code Number	CEF P/2021/0588
Agent	MRS NICOLA WILSON NRJ VENTURES LTD 6 PINECROFT FFORDD AFONEITHA PENYCAE LL14 2PF	Date Received	04/06/2021
		Decision Date	03/10/2022

Town and Country Planning Act, 1990

Location of application

ACREFAIR SPORTS AND SOCIAL CLUB, BETHANIA ROAD, ACREFAIR, WREXHAM, LL14 3TR

Description of application

NEWID DEFNYDD O GLWB CYMDEITHASOL (DEFNYDD DOSBARTH D1) I FAR A BWYTY (DEFNYDD DOSBARTH A3) A DARPARU ARDAL CHWARAE I BLANT (YN RHANNOL OL-WEITHREDOL) / CHANGE OF USE FROM SOCIAL CLUB (CLASS D1 USE) TO BAR AND RESTAURANT (CLASS A3 USE) AND PROVISION OF CHILDREN'S PLAY AREA (PARTLY IN RETROSPECT)

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	03/10/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the 1:100 floor plan and the 1:200 elevation plans dated 11-05-2021 and the site plans dated 26-08- 2022. For the avoidance of doubt,

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the area hatched blue on the 1:200 plan dated 26-08-2022 is excluded from the planning permission.

2. The use hereby granted planning permission shall cease within 28 days of the failure to meet any one of the requirement below:

i) Within 8 weeks of this decision a scheme 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 have been submitted to and approved in writing by the Local Planning Authority, including a timetable for its implementation.

ii) If within 18 weeks of the date of this decision the Local Planning Authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers.

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Welsh Ministers.

iv) The approved scheme of ventilation shall have been carried out and completed in accordance with the approved timetable.

The means of ventilation shall thereafter be permanently retained in an operational condition.

3. 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.

4. The vehicular parking and turning areas as shown on the 1:200 site plan dated 26-08-2022 shall be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Reason(s)

1. This is a non-standard reason
2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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

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LL14 2PF

Number

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Date

Received

03/10/2022

Decision

Date

unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant



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