

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 ANSLOOS ANSLOOS LEISURE LTD	Code Number	RUA P/2022/0638
Agent	ARKIFY LTD GERAINT EDWARDS 36 PLAS TIRION NANT PARC JOHNSTOWN WREXHAM LL14 1UR	Date Received	08/07/2022
		Decision Date	03/10/2022

Town and Country Planning Act, 1990

Location of application

RUABON CONSTITUTIONAL CLUB, PARK STREET, RUABON, WREXHAM,
LL14 6LE

Description of application

NEWID DEFNYDD ARDAL STORFA YN ARDAL FWYTA A BAR / CHANGE
OF USE OF STORE AREA TO DINING AND BAR AREA

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

E4	Employment development within settlements
EC13	Surface water run-off
EC6	Biodiversity Conservation
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
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 hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered as follows:

- Project ref: 22-27 Drawing No: A101
- Project ref: 22-27 Drawing No: A102
- Project ref: 22-27 Drawing No: A300
- Heritage Impact Assessment Rev A

and as contained within the application documentation.

3. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Level 1 Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.org.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record and an archive copy should be lodged with the National Monuments Record, RCAHMW.

4. No works to the internal staircase shall commence until a conservation method statement has been submitted to and approved in writing the Local Planning Authority. The works shall be carried out in strict accordance with the method statement as is approved.

5. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

6. No part of the development shall commence until a drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter for the lifetime of the development.

7. Any insulation placed within the first floor roofspace of the building shall be confined to the walls only using insulated plasterboard or similar material.

8. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise

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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.

9. 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.

When designing such a system, it is recommended that reference to the following guidance should be made: EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA).

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 secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment

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or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

7. To protect named species/habitats/biodiversity which may otherwise be damaged/lost by the development hereby permitted.

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

9. 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

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.

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



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