

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	THISTLEWOOD PROPERTIES	Code Number	LLA P/2020/0155
Agent	EDGEPLAN LTD STEVEN EDGELLER BARNETT HOUSE 53 FOUNTAIN STREET MANCHESTER M2 2AN	Date Received	10/03/2020
		Decision Date	07/09/2020

Town and Country Planning Act, 1990

Location of application

, ROYAL BRITISH LEGION, WATTS DYKE, LLAY, WREXHAM, , LL12 0RL

Description of application

ERECTION OF CLASS A1 RETAIL UNIT (CONVENIENCE STORE) WITH ACCESS AND PARKING

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
S6	Local need shopping
T8	Parking

Revision	Date	Description of Decision
0	07/09/2020	Planning permission issued
1	10/09/2020	Approval of details submitted in respect of condition 03.
2	22/03/2022	Approval of details submitted in respect of conditions 04 and 05
3	01/06/2022	Approval of details submitted in respect of condition 07

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) 0118(P)100, 0118(P)103 Revision A and 0118(P)123 Revision C and as contained within the application documentation.

3. No part of the development shall commence until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in strict accordance with the details as approved. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Date Approved: 10/09/2020 **Reference Number:** P/2020/0800

By: Wrexham County Borough Council

Approved Details: Waterman Structures Limited Drainage Statement dated May 2020 and drawing no. 0001 Revision A02.

4. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved: 22/03/2022 **Reference Number:** P/2022/0256

By: Wrexham County Borough Council

Approved Details: Drawing no. 0118(P)132 Materials Schedule

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Date Approved: 22/03/2022 **Reference Number:** P/2022/0256

By: Wrexham County Borough Council

Approved Details: Drawings nos. 0118(P)134 Proposed Hard Landscaping Plan, 0118(P)135 Proposed Soft Landscaping Plan and Royal British Legion Watts Dyke Llay LL12 ORL Specification, Landscape Soft Works including Five Year Maintenance Revision 1 dated 21.03.22

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6. The landscaping scheme submitted and approved in connection with condition no. 05 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

7. No part of the development shall be occupied until an at-grade pedestrian crossing at point south of the existing junction of Watts Dyke and Llay New Road has been installed in accordance with the detail that shall first have been submitted to and approved in writing by the Local Planning Authority.

Date Approved: 31/05/2022 **Reference Number:** P/2022/0255

By: Wrexham County Borough Council

Approved Details: Drawings nos. 79336-WSP-00-ZZ-DR-CV001 Revision P04 and 79336-WSP-00-ZZ-DR-CV-005 Revision C01.

8. No development shall be used until a Service and Delivery Management Plan ("the SDMP") to include (but not be limited to) the details of the timing and frequency of deliveries, the type of delivery vehicles to be used, delivery vehicle movements and the management of car parking to facilitate the manoeuvring of delivery vehicles, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in strict accordance with the SDMP as approved.

9. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) 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 of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

10. The retail unit hereby permitted shall not be open to customers outside the following times:

06.00 hours to 23.00 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 ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

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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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6. 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.
7. To ensure a same means of pedestrian access to the site in accordance with policy GDP1 of the Wrexham Unitary Development Plan
8. In the interests of highway safety 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.
10. 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



Officer Appointed for this purpose
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