

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	MCDONALDS RESTAURANTS LTD	Code No	CHI P/2012/0301
Agent	AEW ARCHITECTS MISS REBECCA DENNIS CENTURY BUILDINGS ST MARYS PARSONAGE MANCHESTER M3 2DF	Date Received	25/04/2012
		Decision Date	06/06/2012

Town and Country Planning Act, 1990

Location of application

MCDONALDS, CHIRK PARK, CHIRK, WREXHAM, LL14 5AZ

Description of application

EXTENSION OF EXISTING CAR PARK TO PROVIDE 55 NO. ADDITIONAL PARKING SPACES WITH ASSOCIATED HARD LANDSCAPING

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

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 proposed scheme of refuse bins shall be implemented in all respects prior to first use of development.
3. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. number 4950_1023_0004 Rev A .
4. The existing trees, shrubs and hedges shown on drawing(s) No(s). 4950_1023_0002 Rev A to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

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5. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 4950_1023_0002 Rev A within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

6. The landscaping scheme as carried out in connection with condition no. 5 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

7. All signage and road markings hereby approved shall be presented bilingually in both Welsh and English, and the Welsh shall precede the English.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To protect the amenities of the occupiers of nearby properties.
3. To protect the amenities of the occupiers of nearby properties and in the interests of highway safety.
4. To ensure the amenity afforded by the trees is continued into the future.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To comply with TAN 20: The Welsh Language.

Officer Appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information Enclosed

**Head of Community Wellbeing and Development, Lambpit Street, Wrexham,
LL11 1AR**