

In pursuance of its powers under the Acts an 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

4
Expiry Date: 11/04/2000
Grid Reference: E 334060 N 350229



Applicant Liberty Mercian Limited

Code WRC P/2000 /0118

Agent Chapman Warren
6 Museum Place
Cardiff
CF1 3BG

RECEIVED	
25 MAY 2001	
JOB CODE	
PASSED TO	LP

Number
Date 15/02/2000
Received

Decision 20/04/2001
Date

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

Former Brewery Depot Holt Road Wrexham

Description of application

Erection of Class A1 non-food retail development and Class A3 drive-thru restaurant.

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

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. The development shall only be carried out in accordance with the amended plan(s) received.
3. Development shall not commence until details of the proposed scheme for the enlargement of Tesco internal roundabout has been submitted to and approved by the Local Planning Authority. The scheme as approved shall be completed prior to the first use of the development.
4. The car park shall be surfaced in accordance with the details indicated on the submitted plan prior to commencement of use of the development and shall thereafter be retained solely for that purpose.
5. Prior to the first use of the development, the facilities indicated on Drawing No. 457/6/D/07D for the loading, unloading, turning around of services vehicles shall be made available and shall thereafter be retained solely for those purposes.

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6. Deliveries of goods or other materials to the site shall only take place between the hours of 0700 hours and 2200 hours on weekdays and Saturdays. There shall be no deliveries on Sundays or Bank Holidays.
7. There shall be no external loudspeaker system for transmission of announcements or music on any part of the site.
8. Noise levels arising from the development, excluding deliveries, shall not exceed 45 dB, expressed as a 15 minute LAeq, as measured between the hours of 1930 hrs and 0730 hours inclusive at the eastern boundary of the site.
9. No storage shall take place in the open on any part of the site except in the building(s) or in the areas specifically marked for that purpose on the approved plan.
10. Details of any lighting or illumination of any part of the building or site shall be submitted and approved in writing by the Local Planning Authority and once approved no development shall be carried out otherwise than in full accordance with those approved details.
11. Prior to the first use of the development, details of ventilation equipment/plant including ducting flues and noise levels arising therefrom shall be submitted to and approved by the Local Planning Authority. The development shall only be carried out in strict conformity with such details as are thereby approved.
12. Details for foul and surface water disposal shall be submitted to the Local Planning Authority before any part of the development is commenced and the development shall only be carried out in strict conformity with such details as are thereby approved.
13. The proposed cycle parking facilities shall be provided prior to the first use of the development and shall thereafter be retained.
14. Details of a) the disabled ramp, including retaining walls; b) the copse retaining walls; c) car park perimeter barrier, shall be submitted to the Local Planning Authority before any part of the development is commenced and the development shall only be carried out in strict conformity with such details as are thereby approved.
15. No part of the development shall be commenced until samples of all external facing and roofing materials have been 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.
16. Development shall not commence until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to and approved by the Local Planning Authority. The resulting photographs shall be deposited

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with the County Sites and Monuments Record operated by Clwyd Powys Archaeological Trust.

17. Details of the colour treatment to the windows and doors of Units 2, 3 and 4 shall be submitted to the Local Planning Authority before any part of the development is commenced and the development shall only be carried out in strict conformity with such details as are thereby approved.
18. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, none of the units 1-4 shall be used for the sale of food. The restaurant unit shall be strictly limited to A3 Use.
19. The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of 1.5 metre high chestnut paling fence or other approved fence erected at full extent of each tree and shrub. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.
20. No trees either existing or planted in accordance with this or a previous permission shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority, nor shall any trees be wilfully damaged.
21. Development works must comply strictly with the guidelines laid out in British Standard 5837 Trees in relation to Construction Sites.
22. The landscaping, including paving and footpath areas indicated on the approved drawing(s) no(s) 2031601/02, 4576/D/07D shall be completed in all respects within three months of the first use of the building 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. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
23. Development shall not commence until details of a proposed off site landscaping scheme has been submitted to and approved by the Local Planning Authority. The landscaping shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years from the completion of the scheme shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

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24. Noise levels arising from the site, including deliveries, shall not exceed 50 db, expressed as a 15 minute LAeq, as measured between the hours of 19.30 hrs and 22.00 hrs and 07.00 hrs to 07.30 hrs, inclusive at the boundary of the site.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. In the interests of highway safety.
4. To ensure that adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety and the amenities of the locality.
5. In the interests of highway safety.
6. To protect the amenities of the occupiers of nearby properties.
7. To protect the amenities of the occupiers of nearby properties.
8. To protect the amenities of the occupiers of nearby properties.
9. To ensure that an adequate service and parking area is retained within the site in the interests of highway safety and to ensure that the amenities of neighbouring residential properties are not eroded by unsightly open storage on the site.
10. To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties.
11. To protect the amenities of the occupiers of nearby properties.
12. To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site.
13. To ensure provision of cycle facilities to encourage non car borne shopping trips.
14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
15. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
16. In order so that an architectural record of the building can be made.

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17. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
18. To ensure that the Units 1, 2, 3 and 4 are restricted to non-food retail purposes in accordance with the submitted application plans and documents.
19. To protect trees which are of significant amenity value to the area.
20. To protect trees which are of significant amenity value to the area.
21. To ensure that the uses comply with Local Plan policy requirements and as set out in the supporting documentation.
22. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
23. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
24. To protect the amenities of the occupiers of nearby properties.

Officer Appointed for this purpose

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

G J Evans, Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.

Application Form - Part 1

2000 - 0118

Application for Planning Permission or Approval of Details of Development



Please read the attached notes before completing this form.
All questions must be answered. Please use block capital letters. Five copies of this form are required.

1. Name and Address of Applicant

Name of Applicant: Liberty Mercian Limited
Address: c/o Longdon House,
105 Longdon Road, Shrewsbury
Post Code: SY3. 9DZ
Telephone: 01743 352415 Fax: 01743 232349

2. Name and Address of Agent (if any)

Name of Agent: CHAPMAN WARREN
Address: 6 Museum Place,
Cardiff
Post Code: CF1 3BG
Telephone: 01222 239550 Fax: 01222 239707

3. Details of Application

What type of planning permission are you applying for?
(Only one permission type should be ticked Yes):

- a) Outline Planning Permission ☒ Yes ☐ No
Please tick any of the following details which are reserved for subsequent approval:

- ☐ Siting ☐ Landscaping
☐ Design ☐ Access
☐ External Appearance

- b) Full Planning Permission ☒ Yes ☐ No
In most cases this will include change of use applications.

- c) Approval of Reserved Matters ☐ Yes ☐ No
Following the grant of outline permission.
Please state the Code No and Date of the outline permission.
Code Number: 10 Date: 15 FEB 2000

- d) Renewal of a Temporary Permission ☐ Yes ☐ No
Or permission for retention of a building, or continuance of use without complying with a condition subject to which planning permission has been granted.
Please state the Code No and Date of the previous permission.
Code Number: 10 Date: 15 FEB 2000
Please identify particular Condition:
See Note 1, Notes for Applicants.

4. Particulars of Site

Full address or location of the land to which this application relates if different from (1) left:

Former Brewery Depot, Holt Road,
Wrexham

State Applicant's interest in the land (i.e. owner, prospective purchaser, tenant etc): Prospective Purchaser

Area of site measured in hectares/square metres: 2.5 ha
Please edge this land in red on the plan. If you own/control any other nearby land, please edge it in blue on the plan. See Note 3.

5. Particulars of Proposal

Brief particulars of proposed development, including the proposed use of land/buildings: Class A1 Non-Food Retail
Development and Class A3 Drive-thru

Restaurant

Does the proposal involve new building(s)? ☒ Yes ☐ No
Does the proposal involve any demolition of buildings? ☒ Yes ☐ No

If residential development state number of dwellings:
If the application is for any purpose other than residential, please complete Part 2 of this form. (See Note 8 on attached sheet).

State materials, colour and texture of the following:

- i) External walls and chimneys) Please refer to
ii) Roof and ridges) Application
iii) Boundary walls/fences) Drawings

6. Present or Previous use of Land or Buildings

Does the proposal involve a change of use: ☒ Yes ☐ No

Please state the present use of building / land: Vacant

If vacant, please state the last known use: Brewery Depot

Duration of present / last known use: Not known

7. Highway Considerations

Does the proposal involve the construction of new access to highway:

New Vehicular access

☐ Yes ☒ No

New Pedestrian access

☒ Yes ☐ No

Does the proposal involve the alteration of existing access to highway:

Alteration to Vehicular access

☒ Yes ☐ No

Alteration to Pedestrian access

☒ Yes ☐ No

Are there any public rights of way on or adjacent to the site other than the road giving access?

(e.g. public footpath, bridleway etc)

☐ Yes ☒ No

8. Drainage

Describe how surface water will be disposed of:

To existing system

Describe how foul water will be dealt with:

To existing system

9. Trees and Landscaping

Are there any trees on or adjoining the site?

☒ Yes ☐ No

Are there any trees to be felled?

☒ Yes ☐ No

If Yes to either of above, please indicate position of trees on plan.

Are there any landscaping/planting proposals?

☒ Yes ☐ No

If yes, please describe below and show on plan.

Refer to Drawing number 4576/D.07

10. Checklist

The following items need to be submitted to the Planning Department to enable this application to be determined:

1. 5 copies of this completed application form:

☒

2. 5 copies of a location plan. (See additional note d):

☒

3. 5 copies of all detailed plans (if required):

☒

4. A certificate of ownership. (See additional notes):

☒

5. The appropriate fee. (See Notes on Fees):

☒

11. Additional Notes

- a) Please read attached leaflet, Notes for Applicants, before filling in this form. If you require help filling in this form, staff in the Planning Department will be pleased to assist. Telephone: Wrexham (01978) 292490, or call in to the Planning Department at the address below.
- b) A certificate of ownership must accompany this application, unless you are seeking approval of reserved matters. See note 6 (Notes for Applicants).
- c) If your application, either in whole or in part relates to development of an industrial, office, warehousing storage or of a shopping nature, you should fill in Part 2 of this application form, which is available separately from the Planning Department.
- d) Ordnance Survey maps of a scale suitable for location plans are available for all areas within the County Borough of Wrexham. These plans may be purchased (see fee sheet) from the Planning Department at the time you submit this application.

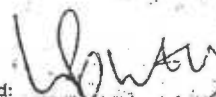
12. Declaration

I/We wish to apply for:

- a) Planning permission to carry out the development described in this application and the accompanying plans. ☒
- b) Planning permission to retain buildings or works already constructed or carried out, or a use of land in retrospect as described in this application and accompanying plans. ☐
- c) Approval of details that were reserved in the outline permission and are described in this application and the accompanying plans. ☐

* Please tick appropriate box.

Signed:



CHAPMAN WARREN

On behalf of:

Liberty Mercian Ltd

(Insert applicant's name if signed by an agent.)

Date: 7 February 2000

Please return the items shown on the checklist to:

Chief Planning Officer, Lambpit Street, PO Box 1290, Wrexham, LL11 1WL.

Deddf Cynllunio Gwlad a Thref 1990

Ffurflen Gais - Rhan 2

Gwybodaeth Ychwanegol sydd i'w roddi parthed
Ceisiadau am Ddatblygiadau heb fod yn rhai Preswyl

Atebwch, mewn llythrennau bras, y cwestiynau hynny sy'n berthnasol i'r datblygiad arfaethedig.



1. Y Datblygiad Arfaethedig

Mewn achos o ddatblygiad diwydiannol:

Disgrifiad byr o'r prosesau a weithir:

Disgrifiad o'r cynnyrch terfynol: _____

Disgrifiad byr o'r math o offer a pheiriannau a osodir, a rheolaeth swm: _____

Os bydd y cynnig yn ffurfio rhan o gynllun mwy, na cheisir caniatâd
cynllunio amdano ar hyn o bryd, rhwch gymaint o wybodaeth ag y
gallwch am y datblygiad terfynol: _____

Ydy'r cynnig yn berthynol i ddefnydd presennol ar neu ger y safle?

☐ Ydy

☐ Nac Ydy

Os Ydy, nodwch y berthynas: _____

Ydy'r cynnig hwn i ddisodli adeilad sy'n bod yn yr ardal neu fan arall
sy'n ddarodedig, yn annigonol neu fel arall yn anlodhaot:

☐ Ydy

☐ Nac Ydy

Os Ydy, rhwch fanylion (gan gynnwys arwynebedd y llawr) am unrhyw
adeilad o'r fath a nodwch eich bwriad parthed yr adeiladau hynny:

Arwynebedd llawr: _____

2. Arwynebedd Llawn (mewnol) sy'n Bod ac a Gynigir

Beth yw cyfanswm arwynebedd llawn mewnol (m²) yr holl adeiladau
perthynol i'r cais hwn?

Sy'n Bod

Cynnig Newydd

Nodwch yr arwynebedd llawn mewnol yn y cynnig uchod at y dibenion
canlynol (m²):

Sy'n Bod

Cynnig Newydd

a) Llawr Diwydiannol: _____

b) Llawr Swyddfa: _____

c) Llawr manwerthu: _____

ch) Llawr storfa: _____

d) Llawr warws: _____

dd) Llawr defnydd arall: _____

3. Staffio

Faint o staff a gyflogir o ganlyniad i'r datblygiad arfaethedig?

Os oes gennych eisoes adeiladau ar y safle, faint o gyfanswm y
gweithwyr fydd yn staff newydd? _____

Os ydych yn bwriadu trosglwyddo staff o adeiladau eraill, rhwch
fanylion am y nifer perthynol a'r adeiladau dan sylw.

Nifer y Staff Drosglwyddir: _____

Cyfeiriad yr Adeilad Dan Sylw: _____

4. Elifant Masnach neu Wastraff

Beth yw natur unrhyw elifant neu wastraff masnach?

Beth yw cyfiant yr elifant neu'r gwastraff hwn? _____

Beth yw'ch bwriad parthed ei wared? _____

5. Traffig

Pa ddarpariaeth a wnaed ar gyfer parcio, troi, llwytho a dadlwytho
cerbydau o fewn cwrtll y safle? _____

Dangoswch leoliad darpariaeth o'r fath ar y cynlluniau gan wahaniaethu
rhwng parcio ar gyfer anghenion gweithredol a dibenion eraill.

Faint o draffig a ragweilir ddaw i'r safle mewn diwrnod gwaith arferol?

i) Cerbydau a ddefnyddir gan y gweithwyr i ddod i'w gwaith: _____

ii) Cerbydau eraill: _____

6. Storio Allanol

Fydd unrhyw storio yn digwydd tu allan i'r adeilad? ☐ Bydd ☐ Na fydd

Os bydd, rhaid ei ddangos yn eglur ar y cynllun ynghyd ag unrhyw gysgodi.

7. Llofnod

Arwyddwyd: _____

Ar ran: _____

(Rhowch enw'r ymgeisydd os arwyddwyd gan asiant).

Dyddiad: _____

Application Form - Part 2

Additional Information required in respect of applications for Non Residential Development

For those questions relevant to the proposed development. Please use block capital letters.

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Proposed Development

In the case of industrial development:

Give a brief description of the processes to be carried out:

Describe the end product:

Give a brief description of the type of plant or machinery to be installed, and its noise level.

If the proposal forms a stage of a larger scheme for which planning permission is not presently being sought, please give what information you can about the ultimate development:

Is the proposal related to an existing use on or near the site?

☐ Yes ☐ No

If Yes, please explain this relationship:

Is this proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory:

☐ Yes ☐ No

If Yes, please give details (including floor area) of such premises and state your intentions in respect of those premises:

Floor Area:

2. Existing and Proposed Floorspace (Internal)

What is the total internal floor space (m²) of all buildings to which this application relates?

Existing	Proposed New
5625	5909

Please give the amount of internal floor space included in the above figure for the following uses (m²):

	Existing	Proposed New
a) Industrial floor space:	5625	---
b) Office floor space:	---	---
c) Retail trading floor space:	---	4504
d) Storage floor space:	---	1126
e) Warehousing floor space:	---	---
f) Floor space of other uses:	---	279

Class A3 Drive-thru

3. Staffing

How many staff will be employed as a result of the development proposed? Approximately 190

If you have existing premises on the site, how many of the total employees will be new staff? N/A

If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.

Number of Transferred Staff: N/A

Address of Affected Premises:

4. Trade Effluent or Refuse

What is the nature of any trade effluent or trade use?

Normal trade refuse

What is the volume of this effluent or refuse? TBD

What are your proposed means of disposal? Private contractor

5. Traffic

What provisions have been made for the parking, turning, loading and unloading of vehicles within the curtilage of the site?

Please refer to Drawing No. 4576.D.07

Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes.

What is the estimated traffic flow to the site during a normal working day? Please refer to T.I.A.

i) Vehicles used by employees to drive to work:

ii) Other vehicles:

6. External Storage

Will any storage take place outside the building? ☒ Yes ☐ No

If Yes, it must be clearly indicated on the plan together with any screening.

7. Signature

Signed:

[Signature]

On behalf of: Liberty Mercian Limited

(Insert applicant's name if signed by an agent.)

Date: 7/2/00