

TACP

DJ/CE/LC/4565
11 September 1996

Martin Evans Esq
Ashurst Morris Crisp
Broadwalk House
5 Appold Street
London
EC2A 2HA

Dear Mr Evans,

PLAS COCH, WREXHAM

Please find enclosed notice of Granting of Planning Permission, dated 9th September 1996 with regard to the above.

Yours sincerely,



for TACP

c.c. Terry Ellis, Audley Developments Ltd
Roger Wenn, The Roger Wenn Partnership

① 27/29 Grosvehor Road
Wrexham LL11 1DH
T. 01978 291161
F. 01978 351735

○ 10 Park Grove
Cardiff CF1 3BN
T. 01222 228966
F. 01222 394776

Architects

Environmental consultants

Landscape architects

Planners

Urban designers

Interior designers

Project consultants

Quantity surveyors

Building surveyors

Partners

Robert Heaton

Brian Jones

David N Jones

Hilary F Morgan

John Pugh

Gareth D West

T Wesley Wright

Associates

Fiona E Cloke

Christopher Edwards

Stephen P McCormick

David Morris

Richard A Staden

Stephen Taylor

Consultant

Dennis Griffith

Partnership Secretary

Jean Acton

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.

LAMPIT STREET,
P.O. BOX 1290,
WREXHAM,
LL11 1WL.

16.09.
32663
51604
F MA
-

Applicant Audley Developments Ltd

Code Number WRR CB00421

Agent T.A.C.P.,
27/29 Grosvenor Road,
Wrexham,
LL11 1DH

Date received 22nd July 1996

Decision date 9th September 1996

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Grant of Planning Permission

LOCATION AND DESCRIPTION

PLAS COCH, WREXHAM

REC'D 11 SEP 1996

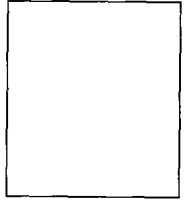
ACK.	ACT.
INF.	FILE

CONSTRUCTION OF MULTIPLEX CINEMA, RESTAURANT, 65,000
SQ.FT. NON-FOOD RETAIL UNITS, CAR PARKING, DRAINAGE,
LANDSCAPING

PARTICULARS OF DECISION

PERMISSION GRANTED

- 01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
- 02 During the first planting and seeding season following the first use of the development trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.
- 03 Unless acceptable alternative arrangements have been agreed in writing by the Local Planning Authority no building shall be occupied until the rear servicing road and turning area have been constructed to a usable standard. The facilities shall thereafter be retained.
- 04 Unless acceptable alternative arrangements have been agreed in writing by the Local Planning Authority the car parking area shall be surfaced and marked out in full accordance with the approved drawing(s) before the development is first used and thereafter shall not be used for any purpose other than the parking of vehicles belonging to staff employed within or visitors to the development to which this permission relates.
- 05 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.
- 06 Details of any proposed outdoor storage of goods, plant, materials, or waste including details of the screening of any such areas shall be



Applicant Audley Developments Ltd

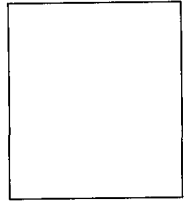
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- submitted for further approval. No outdoor storage shall take place except in accordance with such details as are approved by the Council.
- 07 No building work shall commence until full details of the proposed soakaway system for surface water disposal have been further approved by the Council.
 - 08 There shall be no direct vehicular or pedestrian access from the site onto Plas Coch Road except for the relocated pedestrian access hereby approved and shown on Drawing No. 4565 - 10 (D).
 - 09 No service vehicles shall be permitted to enter the site other than between the hours of 7.30 am and 8.00 pm Mondays to Saturdays.
 - 10 The new pedestrian link between the Plas Coch Road and the main estate road shall be completed prior to occupation of any of the buildings.
 - 11 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been approved in writing by the Local Planning Authority.
 - 12 Details of fencing along the boundary of the site and the adjoining Sainsburys premises shall be submitted for the further approval of the Council. Such fencing as approved shall be erected prior to occupation of any of the buildings and shall thereafter be retained.
 - 13 Plant or equipment serving the development should be located and designed so that no increase in background noise levels occurs at the boundary of adjoining residential properties.
 - 14 Unless otherwise agreed in writing with the Local Planning Authority, before the development hereby permitted is commenced a scheme for the provision of pedestrian crossing facilities at the site access roundabout shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall then be implemented in accordance with a timetable to be submitted to and approved by the Local Planning Authority.
 - 15 Unless otherwise agreed in writing by the Local Planning Authority before the development hereby permitted is commenced a scheme to allow the shared use of the pedestrian link from the site to Plas Coch Road hereby approved and shown on Drawing No. 4546 - 10 (D) by cyclists and pedestrians on land within the application site and public highway shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall then be implemented in accordance with a timetable to be submitted to and approved by the Local Planning Authority.
 - 16 No development shall be commenced until a scheme for the disposal of foul and surface waters has been further approved by the Council. No



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buildings shall be occupied until the approved drainage scheme serving that building has been completed.

- 17 Any amendments to the existing trunk road signs and carriageway markings shall be carried out in accordance with such a scheme as may be approved by the Local Planning Authority.

REASON(S)

- 01 To comply with Section 91(3) of the Town and Country Planning Act 1990.
- 02 6 and 12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 03 8, and 10, 14 and 15. In the interests of highway safety.
- 04 To ensure that a satisfactory provision of off-street car parking and turning facilities is maintained at all times in the interests of the free flow of traffic and highway safety.
- 05 To ensure a satisfactory standard of development.
- 07 To ensure provision of satisfactory surface water disposal arrangements which will not cause or aggravate flooding or drainage problems off site.
- 09 To ensure that the service facility is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.
- 11 The site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land is not lost.
- 13 To protect the amenities of the occupiers of nearby properties.
- 16 To prevent pollution of the water environment.
- 17 In the interests of the safety and free flow of traffic on the trunk road.

Note(s) to Applicant:

- 01 You are advised to incorporate the requirements of the relevant section(s) of the Chronically Sick and Disabled Persons Act, 1970 into the proposed development and your attention is hereby drawn to the British Standard Institution Code of Practice for Access for the Disabled to Buildings. (BS 5810:1979).
- 02 The landscaping scheme required by Condition No. 2 above shall include substantial tree/shrub planting between the service road and the Plas Coch Road boundary of the site.
- 03 A suitable grease interceptor must be provided on the drainage from the restaurant.
- 04 Inspection manholes should be provided and clearly identified on foul



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and surface water drainage systems to enable the Environment Agency to inspect and sample discharges from individual premises.

- 05 Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
- 06 Facilities should be provided within the site drainage systems for the interception and storage of contaminated water used in fire fighting.

Officer appointed for this purpose

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

Town and Country Planning Act 1990
APPLICATION FORM - PART 2

CB / 421

Additional Information required in respect of Applications for Industrial, Office, Warehousing, Storage or Shops

THOSE QUESTIONS RELEVANT TO THE PROPOSED DEVELOPMENT TO BE ANSWERED

1. PROPOSED DEVELOPMENT

- (a) In the case of industrial development give description of the processes to be carried on and of the end products, the type of plant or machinery to be installed, and it's noise control (see Note 17).
- (b) 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.
- (c) Is the proposal related to an existed use on or near the site.
(i) If **Yes**, please explain the relationship.
- (d) Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory.
(i) If **Yes**, please give details including gross floor area of such premises and state your intentions in respect of those premises.

(a) N/A

(b) N/A

(c) NO ~~YES~~ No.

(i)

(d) NO ~~YES~~ No.

(i)

**APPROVED
PLAN**

**WREXHAM COUNTY
BOROUGH COUNCIL**

22 JUL 1996

PLANNING DEPARTMENT

2. EXISTING AND PROPOSED FLOORSPACE (Measured Internally)

	Existing	Proposed
(a) What is the total floor space of all buildings to which the application relates.	m ² /sq.ft.	93,600 m ² /sq.ft.
(b) What is the amount of industrial floor space included in the above figure.	m ² /sq.ft.	Nil m ² /sq.ft.
(c) What is the amount of office floor space.	m ² /sq.ft.	Nil m ² /sq.ft.
(d) What is the amount of floor space for retail trading.	m ² /sq.ft.	65,000 m ² /sq.ft.
(e) What is the amount of floor space for storage.	m ² /sq.ft.	Nil m ² /sq.ft.
(f) What is the amount of floor space for warehousing.	m ² /sq.ft.	Nil m ² /sq.ft.
(g) What is the amount of floor space for other uses e.g. canteen. Detail the uses and floor space.	m ² /sq.ft.	28,600 m ² /sq.ft.

Cinema & Restaurant

3. STAFFING

- (a) How many office, industrial and other staff will be employed as a result of the development proposed.
- (b) If you have existing premises on the site, how many of the total employees will be new staff.
- (c) If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.

	Office	Industrial	Other Staff	
(a)	NOT KNOWN AT THIS STAGE			Male
				Female
(b)				Male
				Female
(c)				Male
				Female

4. TRAFFIC

- (a) What provisions have been made for the parking, turning-about, loading and unloading of vehicles within the curtilage of the site.

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

- (b) What is the estimated traffic flow to the site during a normal working day.

- (i) Vehicles used by employees driving to work.
(ii) Other vehicles.

- (a) Services and turning areas indicated on site plan.

Car parking - operational and non-operational indicated on site plan.

- (b) Not known.

(i)

(ii)

5. OTHER MATTERS

- (a) In the case of industrial development, is the application accompanied by an industrial development certificate.

- (i) If **Yes**, give reference.
(ii) If **No**, state why certificate is not required.

- (b) What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse.

- (c) Will the proposed use involve the use of storage of any of the materials of type and quantity mentioned in Note 12.

- (i) If **Yes**, state materials and approximate quantities.

- (a) Yes / No.

(i)

(ii)

Reference.

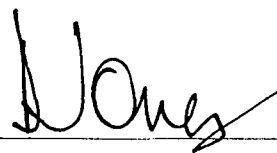
- (b) None anticipated.

- (c) Yes / No.

(i)

6. SIGNATURE

Signature:



for TACP

On behalf of: Audley Developments Ltd

(Insert applicants name if signed by an agent)

Date: 19 July 1996

APPLICATION FORM - PART 1

Application for Planning Permission or Approval of Details of Development

ALL QUESTIONS MUST BE ANSWERED. USE BLOCK CAPITAL LETTERS. FOUR COPIES ARE REQUIRED.

1. NAME AND ADDRESS

Applicant.

Name: AUDLEY DEVELOPMENTS LTD
 Address: LAUREL HOUSE, STATION APPROACH
 ALRESFORD, HAMPSHIRE
 Post Code: SO24 9JH
 Tel. No: 01962 735099

Agent (If any) to whom correspondence should be sent.

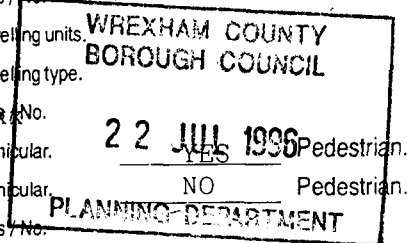
Name: TACP
 Address: 27/29 GROSVENOR ROAD
 WREXHAM
 Post Code: LL11 1DH
 Tel. No: 01978 291161

APPROVED
PLAN

2. PARTICULARS OF PROPOSAL

- (a) Full address or location of the land to which this application relates.
 (b) Area of site.
 (c) Applicant's interest (owner, prospective purchaser etc).
 (d) Brief particulars of proposed development including the proposed use of land / buildings.
 (e) State whether the proposal involves:-
 (i) New building(s).
 (ii) If residential development state number of dwelling units and type e.g. houses, bungalows, flats etc.
 (iii) Change of use.
 (iv) Construction of new access to a highway.
 (v) Alteration of an existing access to a highway.
 (f) Does applicant own or control any adjoining land.
 (g) If Yes above, state applicant's interest (edge blue on plans).
 (h) Are there any public rights of way on or adjacent to the site.

- (a) Plas Coch, Wrexham
 (b) 3.343 Acres/hectares. (8.26 acres)
 (c) Prospective Purchaser
 (d) CONSTRUCTION OF MULTIPLEX CINEMA, RESTAURANT, 65,000 SQ.FT. NON-FOOD RETAIL UNITS, CAR PARKING, DRAINAGE, LANDSCAPING.
 (e)
 (i) YES Yes / No
 (ii) N/A Dwelling units
 N/A Dwelling type.
 (iii) NO Yes / No
 (iv) NO Vehicular.
 NO Vehicular.
 (f) NO Yes / No.
 (g) N/A
 (h) YES Yes / No (If Yes indicate on plans).



3. PARTICULARS OF APPLICATION (See Note 3)

State whether the application is for :

- (a) Outline planning permission.
 (i) If Yes, tick any of the following which are reserved for subsequent approval.
 (a) NO Yes / No.
 (i) ☐ Siting ☐ Landscaping ☐ Design ☐ Access ☐ External Appearance
 (b) Full planning permission. (In the majority of cases this will include change of use applications.)
 (b) YES Yes / No
 (c) Approval of reserved matters. (following the grant of outline permission.)
 (i) If Yes, state the Date and Code No. of outlined permission.
 (c) NO Yes / No.
 (i) Date. Code No.
 (d) Renewal of a temporary permission, or permission for retention of a building, or continuance of use without complying with a condition subject to which planning permission has been granted.
 (i) If Yes, state Date and Code No. of previous permission and;
 (ii) Identify the particular Condition (see Note 3).
 (d) NO Yes / No.
 (i) Date. Code No.
 (ii) Condition.

4. PARTICULARS OF PRESENT / PREVIOUS USE

State:

- (a) Present use of building / land.
(b) If vacant, the last previous use
(c) Duration of present / last known use.

(a) Unused Building Land

(b) -

(c) -

5. ADDITIONAL INFORMATION

- (a) Is the application for industrial, office, warehousing storage or shopping purposes. (See Note 5.)

(a) YES Yes / ~~No~~. (If Yes, complete Part 2 of this form)

- (b) Are there any trees on or adjoining the site.
(i) Are any trees to be felled.

(b) YES Yes / ~~No~~. (If Yes, indicate position on plans.)

(i) YES Yes / ~~No~~. (If Yes, indicate position on plans.)

(c) State:

- (i) How surface water will be disposed of.
(ii) How foul water will be dealt with.
(iii) Source of water supply.

(c)

(i) To system of soakaways

(ii) To main foul sewer

(iii) Mains

- (d) State material(s), texture(s) and colour(s) of:

- (i) External walls and chimneys.
(ii) Roof and ridges.
(iii) Boundary screen walls / fences.

(d) Blue/Red facing bricks with feature banding.

(ii) Re-constituted slate, terracotta ridges

(iii) All existing

- (e) State landscaping and planting to be carried out and show in plan.

(e) To be submitted for approval at a later date.

6. DECLARATION

I / We hereby apply for:

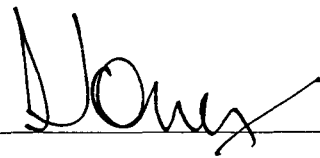
- *(a) Planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

- ~~*(b) Planning permission to retain buildings or works already constructed and carried out on a use of land already instituted as described in this application and the accompanying plans.~~

- ~~*(c) Approval of details of such matters as were reserved in the outline permission specified herein and are described in this application and the accompanying plans.~~

* Delete whichever is not applicable

Signed



for TACP

On behalf of Audley Developments Ltd

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

Date

19 July 1996

7. Notes

1. An appropriate certificate must accompany this application unless you are seeking approval of reserved matters - See Note 10.
2. 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 offices of the Borough Council.
3. Application forms in respect of other planning proposals (e.g. for Listed Building Consent for the display of advertisements, etc.) may be obtained from the offices of the Borough Council

STANSTY

CB / 421

School & Playing Field

APPROVED
PLAN

J Sainsbury

ALDI

Plas Coch

WREXHAM COUNTY
BOROUGH COUNCIL

22 JUL 1996

PLANNING DEPARTMENT

North East Wales Institute

PLAS COCH, WREXHAM

NORTH

SITE LOCATION PLAN

Scale 1:2500

Drg No 4565/01

N.E.W.I.

B & Q
DIY

TO WREXHAM
TOWN C

TO MOLD

TO RUABON

TO CHESTER

A483

STANSTY ROAD

PLAS COCH ROAD

BYPASS