

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	A REHMAN	Code Number	WRR P/2021/0678
Agent	PETER MILLER MTP TOWN PLANNING LTD 31 PARK ROAD WEST CURZON PARK CHESTER CH4 8BQ	Date Received	07/07/2021 15/09/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

50 - 52, REGENT STREET, WREXHAM, LL11 1RR

Description of application

NEWID DEFNYDD O ADEILAD I DDOSBARTH A1 (MANWERTHU) I DDOSBARTH A3 (BWYTY A SAFLE PRYDAU PAROD) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS A3 (RESTAURANT AND TAKEAWAY)

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
PS1	Settlement limits
PS2	Development and the environment
S1	Principal shopping streets in Wrexham town centre
T8	Parking

Revision	Date	Description of Decision
0	15/09/2021	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Location Plan
RSW 002 Proposed ground floor plan

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and as contained within the application documentation.

3. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level 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 for rating and assessing industrial and commercial sound.

4. The development shall be carried out in accordance with 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, as received on 10 September 2021 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 operational condition.

5. Prior to first use of the development a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc.) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

6. Waste storage facilities shall be provided in the rear yard in accordance with the submitted planning statement and thereafter retained.

7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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6. To enable the control of waste and recycling storage in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To safeguard the amenities of the area

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

The Highway authority recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.
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 Planning & Regulatory Department on 01978 292040 for further advice and information

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact the Council's Planning & Regulatory Department on 01978 298989 for further advice and information.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

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Agent PETER MILLER
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CURZON PARK
CHESTER
CH4 8BQ

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