

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	MR BRYN RICHARDS ALDI STORE UK LIMITED	Code Number	WRR P/2018/0105
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	Date Received	08/02/2018
		Decision Date	04/05/2018

Town and Country Planning Act, 1990

Location of application

ALDI SUPERMARKET LTD, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA

Description of application

EXTENSIONS TO EXISTING FOODSTORE

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
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	04/05/2018	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 2271NES-104 Rev C, 2271NES-105, 2271NES-106 Rev A, V2271 L01 and V2271 D01 and as contained within the application documentation.
3. The archaeological programme of work will be undertaken and completed in accordance with the approved written scheme of investigation prepared by BEAR Archaeology dated 5 March 2018 and the relevant Standards and Guidance of the Chartered Institute for Archaeologists. A copy

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of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: mark.walters@cpat.org.uk Tel: 01938553670) on completion of works. After approval by the Local Planning Authority, a copy of the report and resulting digital archive should be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

4. The development shall be carried out in accordance with the recommendations in the approved Arboricultural Method Statement of ACS Consulting Ltd dated March 2018, Tree Protection Plan TPP/3724/Y/200 and Tree Protection - Site Clearance Plan TPP/3724/Y/300.

5. Prior to the first use of the development, the car parking and turning areas shall be laid out in accordance with the detail as shown on the approved plan numbered 2271NES - 104 Rev C and retained in this condition thereafter.

6. 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To provide for a record of a building or buildings of local architectural or historic interest
4. To protect trees which are of significant amenity value to the area.
5. In the interests of highway safety.
6. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the

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Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



**Officer Appointed for this purpose
Head of Environment and Planning**

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