

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 STORES LTD	Code Number	RUA P/2018/0423
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	Date Received	23/05/2018
		Decision Date	30/07/2018

Town and Country Planning Act, 1990

Location of application

RUABON BUSINESS PARK SITE, ADJACENT TO A483, RUABON, WREXHAM, LL14 6TE

Description of application

APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2018/0053 - APPEARANCE, LANDSCAPING, LAYOUT, SCALE FOR MIXED USE DEVELOPMENT COMPRISING CLASS A1 FOODSTORE, PETROL FILLING STATION AND A3 DRIVE-THRU CAFE

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. P/2018/0053 Granted on 18th May 2018 and in accordance with the conditions attached to that permission.

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF5	Open space requirements from new residential developments
EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
H7	Affordable housing within new developments
MW9	Protection of mineral resources
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern

Applicant	MR BRYN RICHARDS ALDI STORES LTD	Code Number	RUA P/2018/0423
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	Date Received	23/05/2018 30/07/2018
		Decision Date	

S4	Large-scale retail development
S6	Local need shopping
S7	Retail sales in the countryside
T8	Parking

Revision	Date	Description of Decision
0	30/07/2018	Reserved matters approval issued

Particulars of decision **APPROVAL** of reserved matters

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:-

1847NESW-100A Location Plan-A3
1847NESW-101A Existing Site Plan-A1
1847NESW-102F - Proposed Site Plan - A1
1847NESW-103C-Proposed ALDI GA Plan-A1
1847NESW-104D-Proposed ALDI Elevations-A1
1847NESW-105D-Proposed ALDI Roof Plan-A1
1847NESW-106A-Proposed ALDI Roller Shutter Detail-A3
1847NESW-107D-Proposed ALDI Boundary Treatment-A1
1847NESW-112A-Proposed Costa GA Plan-A3
1847NESW-113A-Proposed Costa Elevations-A3
1847NESW-114A-Proposed Costa Roof Plan-A3
1847NESW-115B-Proposed Costa Boundary Treatment-A3
1847NESW-116B - Proposed Substation Details -A3
M18-26-01 Rev 02 - Proposed Site Layout
M18-26-03 Rev 01 - Building Plan & Elevations
M18-26-04 Rev 02 - Proposed Site Elevations
1847NES Design Statement (Rev B) - A4
V1847-L01E Landscape Plan
Phasing Plans:-
1847NESW-095A-Phasing Plan-A3
1847NESW-096B-Proposed Phasing Plan- A1
and as contained within the application documentation.

Applicant	MR BRYN RICHARDS ALDI STORES LTD	Code Number	RUA P/2018/0423
Agent	JLL MRS NAOMI KELLETT ONE PICCADILLY GARDENS MANCHESTER M1 1RG	Date Received	23/05/2018 30/07/2018
		Decision Date	

2. All hard and soft landscaping works shall be carried out in strict accordance with the details shown on approved drawings referred to in condition 01 and to a timetable that shall submitted to and approved in writing by the Local Planning Authority within three months of the commencement of development.

Reason(s)

1. To define the scope of the planning permission
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant



**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