

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	ASDA STORES LTD	Code No	WRA P/2020/0783
Agent	SAVILLS PLANNING SAVILLS UK LIMITED BELVEDERE 12 BOOTH STREET MANCHESTER M2 4AW	Date Received	18/11/2020
		Decision Date	12/04/2021

Town and Country Planning Act, 1990
Section 73

Location of application

ASDA SUPERSTORE, HOLT ROAD, BODHYFRYD, WREXHAM, LL13 8HL

Description of application

AMRYWIO AMOD 3 CANIATAD CYNLLUNIO P/2000/1074 - DANFON
NWYDDAU / VARIATION OF CONDITION 3 OF PLANNING PERMISSION
P/2000/1074 - DELIVERIES

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

Revision	Date	Description of Decision
0	12/04/2021	Planning permission issued

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

Condition(s)

1. For a temporary period only until 31 December 2021, deliveries may be dispatched to and from the Store, 24 hours a day, seven days a week. From the 1 January 2022, no deliveries shall be taken to, or despatched from, the Store outside of the hours of 0700 to 2200 on any weekday and Saturday, and 0800 to 1030 and 1130 to 1800 on any Sunday and Bank Holiday. The number of articulated vehicle deliveries on Sundays and Bank Holidays shall not exceed a maximum of one vehicle per hour. The number of other deliveries shall not exceed two bread vans in the period from 0800 to 1030 hours.
2. The service door opening to the covered service yard shall continue to be retained in strict accordance with the details approved as part of planning permission ref: CB02597.

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3. There shall be no loudspeaker system for transmission of announcements or music to any external part of the site.
4. The car parking area provided in accordance with Drawing No. 31086-021 F, approved in connection with planning permission ref: CB02597, shall be permanently retained.
5. The areas for loading, unloading, turning around and parking of service vehicles, as implemented in accordance with Drawing No 31086-021 F approved in connection with planning permission ref: CB02597, shall be permanently retained.
6. No storage shall take place in the open on any part of the site.
7. The development shall continue to be operated in strict accordance with the external lighting scheme implemented in connection with the scheme approved in connection with planning permission ref: CB02597.
8. Grease traps shall be retained to prevent entry into the public sewerage system of matter.
9. The screen fencing / walling along the edge of the car park opposite to Numbers 54 - 84 Holt Road, Wrexham shall be permanently retained in strict accordance with the scheme implemented in connection with planning permission ref: CB02597.
10. The colour of the contrasting vertical sections of cladding to the north west elevation of the store, adjacent to 'The Mount', shall only be as approved in connection with planning permission ref: CB02597.
11. The rating level of any noise generated by reason of this 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.

Reason(s)

1. To protect the amenities of the occupiers of nearby properties.
2. To protect the amenities of the occupiers of nearby properties.
3. To protect the amenities of the occupiers of nearby properties.
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 amenities of the locality.
5. To ensure that an adequate service and parking area is retained within the site in the interests of highway safety.

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6. 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.
7. To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties.
8. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To avoid loss of amenity to adjoining residents by reason of light glare from car headlights
10. To protect landscape features which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm