

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 MUBBASHAR SHABIR	Code Number	WRR P/2021/0243
Agent	DAVID WAYNE PRICE 17 TERRIG WAY WREXHAM LL11 4YJ	Date Received	18/02/2021
		Decision Date	30/04/2021

Town and Country Planning Act, 1990

Location of application

21, LORD STREET, WREXHAM, , , LL11 1LS

Description of application

NEWID DEFNYDD O O A1 I A3 (TAKEAWAY) / CHANGE OF USE FROM A1 TO A3 (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	30/04/2021	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) received 24 March 2021 and as contained within the application documentation.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order no part of the premises shall be used except for the precise purposes described in the application plans and documents.

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4. No part of the development shall commence until details of 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 have been submitted to and approved in writing 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 effective 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.

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 safeguard the amenities of the area
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.

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

This permission does not by itself authorise the performance of any proposed acts of work materially affecting the external appearance of the premises, which proposals, if any, shall form the subject of a further submission to the Local Planning Authority.

If it is proposed to provide any illuminated sign then this will require the separate written consent of this Council in order to comply with the Town and

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Country Planning (Control of Advertisements) Regulations, 1992.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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