

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	NORTHHOLD GROUP	Code No	WRC P/2021/0408
Agent	STEVE EDGELLER EDGE PLAN LTD BARNETT HOUSE 53 FOUNTAIN STREET MANCHESTER M2 2AN	Date Received	22/04/2021 07/07/2021
		Decision Date	

Town and Country Planning Act, 1990
Section 73

Location of application

, FORMER RED DRAGON INN, PRINCE CHARLES ROAD, , WREXHAM, ,
LL13 8TG

Description of application

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P/2019/0841 / VARIATION OF CONDITION 08 (OPENING HOURS) OF
PLANNING PERMISSION P/2019/0841

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
S6	Local need shopping
T8	Parking

Revision	Date	Description of Decision
0	07/07/2021	Planning permission issued

Particulars of decision that permission be GRANTED
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 11031-AEW-XX-SI-DR-A-0502 Revision P4, 11031-AEW-XX-00-DR-A-0504 Revision P3 and 11031-AEW-XX-ZZ-DR-A-0508 Revision P3 and as contained within the application documentation.
2. No external facing or roofing materials shall be used on the development other than the details approved on 03/09/2020 under reference no. P/2020/0353.

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3. The site shall be operated in strict accordance with the Service Delivery Management Plan reference ADL/AJM/4275/04A dated March 2020 and approved on 16/10/2020 under reference no. P/2020/0515
4. The development shall not be brought into use until an acoustic fence shown on drawing no. P30002 Revision 01 and approved on 16/10/2020 under reference no. P/2020/0515 has been erected in full. The fence shall thereafter be permanently retained.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 11031-AEW-XX-SI-DR-A-0502 Revision P4 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. No deliveries of goods to or collection of refuse from the retail unit hereby granted permission shall take place outside of the following times: 07:00 and 23:00 on any day.
7. No customer shall be admitted to the premises before 06:00 or after 23:00 hours on any day.
8. 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.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. In the interests of the safe operation of the access and parking area in accordance with policy GDP1(d) 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 provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

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6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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Note(s) to applicant



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