

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	MCDONALDS RESTAURANTS LTD	Code No	WRR P/2019/0919
Agent	PLANWARE LTD MR MATTHEW CARPENTER THE GRANARY FIRST FLOOR 37 WALNUT TREE LANE SUDBURY SUFFOLK CO10 1BD	Date Received	12/12/2019
		Decision Date	07/06/2021

Town and Country Planning Act, 1990

Location of application

LAND AT ARGOS CAR PARK, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BW

Description of application

ERECTION OF FREE STANDING RESTAURANT WITH DRIVE THRU FACILITY, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS INCLUDING CUSTOMER ORDER DISPLAYS

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

EC13	Surface water run-off
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Particulars of decision that permission be REFUSED

Reasons:

1. The existing highway network leading to and serving the Plas Coch Retail Park suffers from capacity issues during the weekday peak times and at the weekend when significant queuing/delays are experienced. The proposed development would exacerbate the existing problems and result in further traffic congestion to the detriment of the free flow of traffic on the highway. To allow the development would be contrary to Policy GDP1 (d) of the adopted Wrexham Unitary Development Plan.

2. The proposed development would result in the loss of 70 parking spaces which serve the existing retail uses. This reduction in parking would result in a significant shortfall of spaces available and would fail to provide sufficient off-street parking to meet the existing retail demand, contrary to Policy T8 of the adopted Wrexham Unitary Development Plan and the adopted Local Planning Guidance Note No. 16 - Parking Standards.
3. The proposed development lies within 400m of the boundary of Plas Coch Primary School. To allow the development would be contrary to the adopted Local Planning Guidance Note No. 9 - Hot Food Takeaways.



**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