

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



|                  |                                                                                       |                      |                 |
|------------------|---------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR NEIL MOIR IMPACTT PROPERTIES                                                       | <b>Code Number</b>   | WRO P/2020/0233 |
| <b>Agent</b>     | CB ARCHITECTURAL DESIGN<br>MR CRAIG BAUGH<br>41<br>FOSTER ROAD<br>WREXHAM<br>LL11 2LT | <b>Date Received</b> | 07/04/2020      |
|                  |                                                                                       | <b>Decision Date</b> | 08/12/2020      |

---

### **Town and Country Planning Act, 1990**

#### **Location of application**

31 HIGH STREET, WREXHAM, LL13 8HY

#### **Description of application**

NEWID DEFNYDD SWYDDFEYDD I FWYTY, YSTAFELLOEDD  
DIGWYDDIADAU A FFLAT PRESWYL / CHANGE OF USE OF OFFICES  
TO RESTAURANT, FUNCTION ROOMS AND RESIDENTIAL APARTMENT

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

|      |                        |
|------|------------------------|
| EC7  | Conservation Areas     |
| GDP1 | Development objectives |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 08/12/2020 | 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) numbered 1:1250 Location Plan, 1:50 Proposed Floor Plans Rev C, Dwg No. 811/A(2)01, Window/Door Schedule 811/S(2)01A, Dwg No. SW.016, Dwg No. SW/005/06A, Storm Horizontal Sliding Unit, Storm Lower Vertical Sliding Sash Unit, Heritage Impact & Design Statement (received 06/10/2020) and as contained within the application documentation.

|                  |                                                                                          |                          |                 |
|------------------|------------------------------------------------------------------------------------------|--------------------------|-----------------|
| <b>Applicant</b> | MR NEIL MOIR IMPACTT<br>PROPERTIES                                                       | <b>Code<br/>Number</b>   | WRO P/2020/0233 |
| <b>Agent</b>     | CB ARCHITECTURAL<br>DESIGN<br>MR CRAIG BAUGH<br>41<br>FOSTER ROAD<br>WREXHAM<br>LL11 2LT | <b>Date<br/>Received</b> | 07/04/2020      |
|                  |                                                                                          | <b>Decision<br/>Date</b> | 08/12/2020      |

3. 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.

4. No part of the development shall commence until a scheme of noise insulation and attenuation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be retained as such.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 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 prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

|                  |                                                                                          |                          |                 |
|------------------|------------------------------------------------------------------------------------------|--------------------------|-----------------|
| <b>Applicant</b> | MR NEIL MOIR IMPACTT<br>PROPERTIES                                                       | <b>Code<br/>Number</b>   | WRO P/2020/0233 |
| <b>Agent</b>     | CB ARCHITECTURAL<br>DESIGN<br>MR CRAIG BAUGH<br>41<br>FOSTER ROAD<br>WREXHAM<br>LL11 2LT | <b>Date<br/>Received</b> | 07/04/2020      |
|                  |                                                                                          | <b>Decision<br/>Date</b> | 08/12/2020      |



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)