

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	NORTHOLD GROUP	Code Number	WRC P/2019/0841
Agent	EDGEPLAN LTD STEVE EDGEELLER BARNETT HOUSE 53 FOUNTAIN STREET MANCHESTER M2 2AN	Date Received	12/11/2019
		Decision Date	16/01/2020

Town and Country Planning Act, 1990

Location of application

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

Description of application

CHANGE OF USE AND EXTENSION TO FORMER PUBLIC HOUSE TO
FORM A1 CONVENIENCE RETAIL UNIT

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
S9	Loss of local facilities
T8	Parking

Revision	Date	Description of Decision
0	16/01/2020	Planning permission issued
1	03/09/2020	Approval of details submitted in respect of condition 03

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 11031-AEW-XX-SI-DR-A-0502 Revision P4, 11031-AEW-XX-00-DR-A-0504 Revision P3 and 11031-

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AEW-XX-ZZ-DR-A-0508 Revision P3 and as contained within the application documentation.

3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved: 03/09/2020 **Reference Number:** P/2020/0353

By: Wrexham County Borough Council

Approved Details: London Brick Longville Stone, RAL7043 Colour Swatch for door and window frames, Kingspan Topdek Insulated Single Ply Roofdeck

4. The development shall not be brought into use a Service and Delivery Management Plan ("the SDMP") to include (but not be limited to) the details of the timing and frequency of deliveries, the type of delivery vehicles to be used, delivery vehicle movements, management of car parking to facilitate the manoeuvring of delivery vehicles has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be operated in strict accordance with the SDMP as approved.

5. The development shall not be brought into use until an acoustic fence has been erected along the south-eastern boundary of the site in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be permanently retained.

6. 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.

7. 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.

8. No customer shall be admitted to the premises before 07:00 or after 23:00 hours on any day.

9. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) 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 of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

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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 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.
4. 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.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. 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

Applicant NORTHHOLD GROUP

Agent EDGEPLAN LTD
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