

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 T MIAH	Code Number	CHI P/2016/0546
Agent	THE PLANNING GROUP LTD MR MARTIN PARRISH UNIT D1 PIMLEY BARNS PIMLEY MANOR SUNDORNE ROAD SHREWSBURY SY4 4SD	Date Received	08/06/2016
		Decision Date	05/09/2016

Town and Country Planning Act, 1990

Location of application

26 AND 27, WEST VIEW, CHIRK, WREXHAM, LL14 5HN

Description of application

CHANGE OF USE OF EXISTING TAXI OFFICE INTO CLASS A3 USE, ALTERATIONS TO SHOP FRONT AND INTERNAL WORKS IN ASSOCIATION WITH THE USE OF NOS 26 AND 27 AS A CLASS A3 USE WITH ANCILLARY HOT FOOD TAKE AWAY

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

EC11	Archaeology
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	05/09/2016	Planning permission issued
1	04/11/2016	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 ATC/PP/111,

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ATC/PP/112, ATC/PP/113, ACT/PP/114 and contained within the application documentation.

3. The use hereby granted planning permission shall not commence until an extraction system, which contains a functioning fumes / odour filtration mechanism has been installed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The equipment installed shall thereafter be permanently retained and operated and maintained in accordance with the manufacturer's instructions.

Details approved: 04/11/2016 **Reference Number:** P/2016/0924

By: Wrexham County Borough Council

Approved details: Drawing no. ATC/PP/131 and letter from The Planning Group Limited dated 24 October 2016

4. 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.

5. The use hereby permitted shall not be open to customers outside of the hours of 16:00 to 23:00 Mondays to Thursdays, 16:00 to 23:30 Fridays and Saturdays and 16:00 to 22:30 on Sundays.

6. The use hereby permitted shall be restricted to the internal areas of the building only. For the avoidance of doubt there shall be no use of any the external areas for restaurant or dining purposes.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To protect the amenities of the occupiers of nearby properties.
4. To protect the amenities of the occupiers of nearby properties.
5. To protect the amenities of the occupiers of nearby properties.
6. To protect the amenity of neighbouring residential development.



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Officer Appointed for this purpose
Head of Environment and Planning

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm