In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant McDonalds

Reference P/2025/0379

Agent Mrs Sarah Carpenter
St Andrews Castle, 33
St Andrews Street
South, Bury St
Edmunds, United
Kingdom, IP33 3PH

Date Received 30/04/2025

Decision Date 26/09/2025

Town and Country Planning Act, 1990

Location of Application

MCDONALDS RESTAURANT, 30-32 REGENT STREET, WREXHAM, LL11 1SA

Description of Application

ADNEWYDDU'R BWYTY I GYNNWYS TYNNU'R CANOPI UWCHBEN AR Y FFASGIA

REFURBISHMENT OF RESTAURANT TO INCLUDE REMOVAL OF OVERHEAD CANOPY ON FASCIA

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives

Revision	Date	Description of Decision
0	26/09/2025	Planning permission issued

Particulars of decision : 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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 14317_AEW_0154_0203 Rev D
   - 14317_AEW_0154_0002 Rev A
   - 14317_AEW_0154_0009 Rev C

3. The Construction Traffic Management Plan (CTMP) referenced: CONSTRUCTION TRAFFIC MANAGEMENT PLAN, McDonald's, Wrexham, #154, Issue 1, Dated 1 September 2025, by Peter Shyvers, hereby approved, shall be adhered to throughout the construction period.

4. The development hereby permitted shall not be occupied until the measures (Swift Box) to deliver net benefit for biodiversity (NBB) as shown on approved plan ref: 14317_AEW_0154_0002 Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

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Planning and building control | Wrexham County Borough Council