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 Other The Co-operative Group

Agent Mr Steve Norton
DB3 Group,
10 South Parade,
Leeds,
United Kingdom,
LS1 5QS

Reference P/2025/0570

Date Received 22/07/2025

Decision Date 23/10/2025

Town and Country Planning Act, 1990

Location of Application

COOP FOOD STORE, MARKET STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 1AF

Description of Application

GOSOD PEIRIANT ATM ALLANOL GYDA CHAEAD RHOLER, GOLEUADAU LED ALLANOL NEWYDD, FFASGIÂU UPVC NEWYDD, ADEILADU BOLARDIAU A GIÂT BREN A GWAITH CYSYLLTIEDIG

INSTALLATION OF EXTERNAL ATM WITH ROLLER SHUTTER, REPLACEMENT EXTERNAL LED LIGHTING, NEW UPVC FASCIAS, ERECTION OF TIMBER GATE AND BOLLARDS AND ASSOCIATED WORKS

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T8 - Parking

Revision	Date	Description of Decision
0	23/10/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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 following plan(s) and document(s): Site Location Plan 18244-DB3-B01-00-DR-A-90002, Site Block Plan 18244-DB3-B01-00-DR-A-90003, Proposed External Works Plan 18244-DB3-B01-00-DR-A-20011 Rev A, Acoustic Impact Assessment of Proposed Fixed Plant RR: B5797 2025-04-16 R, Acoustical Control Engineers & Consultants letter dated 06/10/25, Plant Layout CR3-CBES-RHOS Rev *, Proposed Lighting Layout DWG 01 Rev 1, Signify Lighting Calculations dated 22.04.2025, Ventilation & Electric Heating Layout C3199 – 25 – M – 01 and within the Application Form.

3. Within 3 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) shown on Proposed External Works Plan 18244-DB3-B01-00-DR-A-20011 Rev A and within the Green Infrastructure Statement need to be 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 71ZA(2) of the Town and Country Planning Act, 1990.

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

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

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10 South Parade,
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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:-
Planning and building control | Wrexham County Borough Council