

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

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Expiry Date: 27/11/2006
Decision Notice Sent:
29/11/2006
Grid Reference:
E 332630
N 351650



Applicant Diageo Pension Fund

Code No WRR P/2006/1144

Agent Savills Commercial
Fountain Court
68 Fountain Street
Manchester
M2 2FE

Date
Received 28/09/2006
Decision 29/11/2006
Date

Town and Country Planning Act, 1990

Location of application

Plas Coch Retail Park Plas Coch Road Wrexham LL11 2BA

Description of application

Change of use of premises from D2 to A1, alterations to external elevations and installation of mezzanine floor at unit G (Odeon Cinema) and installation of mezzanine floors at units C and E.

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

CLF1	Existing Facilities
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement Pattern
S4	Large-scale retail development
S9	Loss of local facilities
T8	Parking

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. The retail use(s) shall not be commenced until the replacement cinema in Wrexham Town Centre has been brought into use.

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3. No part of the development shall be commenced until samples of all external facing and roofing materials have been 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.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, no part of Unit G may be used for the sale of food.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, Unit G may not be used as a food retail store.

6. In the event that Unit G is used for the sale and display of sports goods, sports equipment and sports wear, the remainder of the building may also be operated as a Health and Fitness Club provided that the two uses are connected.

Reason(s)

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

2. To ensure continued provision of the community facility in accordance with UDP Policy CLF1.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

4. To ensure the use(s) do not significantly increase traffic generation on the adjoining highway network.

5. To ensure any future retail use does not significantly increase traffic generation given the limited capacity of the adjoining highway network.

6. To allow for the dual use of Unit G.

Note(s) to applicant

You are reminded that the Disability Discrimination Act 1995 applies to this development.

If it is proposed to provide any illuminated sign then this will require the separate written consent of this Council in order to comply with the Town and Country Planning (Control of Advertisements) Regulations, 1992.

Officer Appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.