

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	EPIC NO 1 LTD	Code Number	WRR P/2022/0252
Agent	QUOD MR TIM RAINBIRD 8 - 14 MEARD STREET LONDON W1F 0EQ	Date Received	11/03/2022
		Decision Date	29/06/2022

Town and Country Planning Act, 1990

Location of application

UNITS B, D AND H, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA

Description of application

AMRYWIO AMODAU 9 AC 18 CANIATAD CYNLLUNIO CB00421 (FEL Y'I DIWYGIWYD GAN DDIWYGIAD ANSYLWEDDOL CYNLLUNIO P/2022/0101) I AMRYWIO AMSEROEDD GWASANAETHU A DEFNYDDIO CYFYNGIADAU / VARIATION OF CONDITIONS 9 AND 18 OF PLANNING PERMISSION CB00421 (AS AMENDED BY PLANNING NON-MATERIAL AMENDMENT P/2022/0101) TO VARY SERVICING TIMES AND USE RESTRICTIONS

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

Revision	Date	Description of Decision
0	29/06/2022	Planning permission issued

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 parking area constructed in connection with planning permission ref: CB00421 shall not be used for any purpose other than the parking of vehicles belonging to staff employed within or visitors to the development to which this permission relates.

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3. No outdoor storage of goods, plant, materials, or waste shall only take place except in strict accordance with those details approved in connection with planning permission ref: CB00421.
4. There shall be no direct vehicular or pedestrian access from the site onto Plas Coch Road except for the relocated pedestrian access approved in connection with planning permission ref: CB00421.
5. With the exception of vehicles servicing Unit H, as shown on drawing ref. SK220304_02 (Location Plan), no service vehicles shall be permitted to enter the site other than between the hours of 7.30 am and 8.00 pm Mondays to Saturdays.
6. The existing rear serving road and turning area, as constructed in connection with planning permission ref: CB00421, shall be permanently retained.
7. The fencing along the boundary of the site and the adjoining Sainsbury's premises constructed in accordance with planning permission ref: CB00421 shall be permanently retained.
8. Plant or equipment serving the development should be located and designed so that no increase in background noise levels occurs at the boundary of adjoining residential properties.
9. The pedestrian crossing facilities at the site access roundabout, constructed in connection with planning permission ref: CB00421, shall be permanently retained.
10. The scheme to allow the shared use of the pedestrian link from the site to Plas Coch Road by cyclists and pedestrians on land within the application site and public highway, constructed in connection with planning permission ref: CB00421 shall be permanently retained.
11. The scheme for the disposal of foul and surface waters constructed in connection with planning permission re: CB00421 shall be permanently retained.
12. Units B and D as identified on approved drawing ref: SK220304_02 (Location Plan) shall only be used for the retail sale of non-food goods within Use Class A1, and shall not be used for any other purpose.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that a satisfactory provision of off-street car parking and turning facilities is maintained at all times in the interests of the free flow of traffic and highway safety.

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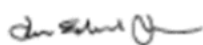
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interests of highway safety.
5. To ensure that the service facility is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.
6. In the interests of highway safety.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To protect the amenities of the occupiers of nearby properties.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. To prevent pollution of the water environment.
12. To ensure adequate on-site parking provision in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Inspection manholes should be provided and clearly identified on foul and surface water drainage systems to enable the Environment Agency to inspect and sample discharges from individual premises.

Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Root water shall not pass through the interceptor. Facilities should be provided within the site drainage systems for the interception and storage of contaminated water used in fire fighting.

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance than an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro / Interim Chief Officer Planning & Regulatory

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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