

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/2022/0251
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

UNIT H, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA

Description of application

TYNNU AMODAU 4 A 5 CYFYNGIAD DEFNYDD CANIATAD CYNLLUNIO P/2006/1144 / REMOVAL OF CONDITIONS 4 AND 5 (USE RESTRICTION) OF PLANNING PERMISSION P/2006/1144

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 begun before the expiry of five years from the date of this permission.
2. The food and drink/foodstore sales floor area approved as part of this application, shall not be brought into use until planning permission ref: P/2022/0252 has been lawfully commenced and written confirmation of this has been obtained from the Local Planning Authority. Units B and D shall thereafter only be used in strict accordance with the restrictions imposed under planning permission ref: P/2022/0252 and for no other purpose.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, Unit H (as shown on drawing ref. SK220304_01) shall only be used for the retail sale of non-food goods within Class A1 except for an area of up to 2,032 square metres which can be used for the net retail sales of food and drink and / or as a food store.

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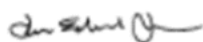
4. In the event that Unit H is used for the sale and display of sports goods, sports equipment and sports wear, the remainder of the building may also be operated as a Health and Fitness Club provided that the two uses are connected.
5. Noise levels from external operations associated with Unit H will not exceed 50 dB LAeq (1 hour) during the daytime (07:00 - 23:00); 45 dB LAeq (15 mins) during the night-time (23:00 - 07:00); or 60 dB LAmax during the night-time (23:00 - 07:00) as determined by measurement or calculation at free field locations representing facades of nearby residential dwellings.

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 any future retail use does not significantly increase traffic generation given the limited capacity of the adjoining highway network.
4. To allow for dual use of Unit H.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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.



Ian Jones

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

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

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