

CYNGOR BWRDEISTREF

Sirol Wrecsam

Wrexham County
 BOROUGH COUNCIL

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.

LAMPIT STREET,
 P.O. BOX 1290,
 WREXHAM,
 LL11 1WL.

16.09.
 32663
 51604
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Applicant Audley Developments Ltd

Code Number WRR CB00421

Agent T.A.C.P.,
 27/29 Grosvenor Road,
 Wrexham,
 LL11 1DH

Date received 22nd July 1996

Decision date 9th September 1996.

Town and Country Planning Act 1990
 Town and Country Planning (General Development Procedure) Order 1995

Grant of Planning Permission

LOCATION AND DESCRIPTION

PLAS COCH, WREXHAM

CONSTRUCTION OF MULTIPLEX CINEMA, RESTAURANT, 65,000
 SQ-FT. NON-FOOD RETAIL UNITS, CAR PARKING, DRAINAGE,
 LANDSCAPING

REC'D 11 SEP 1996

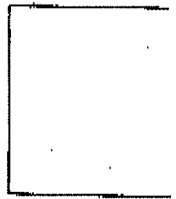
ACK.	ACT.
INF.	FILE

PARTICULARS OF DECISION

PERMISSION GRANTED

- 01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
- 02 During the first planting and seeding season following the first use of the development trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.
- 03 Unless acceptable alternative arrangements have been agreed in writing by the Local Planning Authority no building shall be occupied until the rear servicing road and turning area have been constructed to a usable standard. The facilities shall thereafter be retained.
- 04 Unless acceptable alternative arrangements have been agreed in writing by the Local Planning Authority the car parking area shall be surfaced and marked out in full accordance with the approved drawing(s) before the development is first used and thereafter 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.
- 05 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.
- 06 Details of any proposed outdoor storage of goods, plant, materials, or waste including details of the screening of any such areas shall be

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- submitted for further approval. No outdoor storage shall take place except in accordance with such details as are approved by the Council.
- 07 No building work shall commence until full details of the proposed soakaway system for surface water disposal have been further approved by the Council.
 - 08 There shall be no direct vehicular or pedestrian access from the site onto Plas Coch Road except for the relocated pedestrian access hereby approved and shown on Drawing No. 4565 - 10 (D).
 - 09 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.
 - 10 The new pedestrian link between the Plas Coch Road and the main estate road shall be completed prior to occupation of any of the buildings.
 - 11 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been approved in writing by the Local Planning Authority.
 - 12 Details of fencing along the boundary of the site and the adjoining Sainsburys premises shall be submitted for the further approval of the Council. Such fencing as approved shall be erected prior to occupation of any of the buildings and shall thereafter be retained.
 - 13 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.
 - 14 Unless otherwise agreed in writing with the Local Planning Authority, before the development hereby permitted is commenced a scheme for the provision of pedestrian crossing facilities at the site access roundabout shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall then be implemented in accordance with a timetable to be submitted to and approved by the Local Planning Authority.
 - 15 Unless otherwise agreed in writing by the Local Planning Authority before the development hereby permitted is commenced a scheme to allow the shared use of the pedestrian link from the site to Plas Coch Road hereby approved and shown on Drawing No. 4546 - 10 (D) by cyclists and pedestrians on land within the application site and public highway shall have been submitted to and approved by the Local Planning Authority. The agreed scheme shall then be implemented in accordance with a timetable to be submitted to and approved by the Local Planning Authority.
 - 16 No development shall be commenced until a scheme for the disposal of foul and surface waters has been further approved by the Council. No

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buildings shall be occupied until the approved drainage scheme serving that building has been completed.

- 17 Any amendments to the existing trunk road signs and carriageway markings shall be carried out in accordance with such a scheme as may be approved by the Local Planning Authority.

REASON(S)

- 01 To comply with Section 91(3) of the Town and Country Planning Act 1990.
- 02 6 and 12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 03 8, and 10, 14 and 15. In the interests of highway safety.
- 04 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.
- 05 To ensure a satisfactory standard of development.
- 07 To ensure provision of satisfactory surface water disposal arrangements which will not cause or aggravate flooding or drainage problems off site.
- 09 To ensure that the service facility is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.
- 11 The site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land is not lost.
- 13 To protect the amenities of the occupiers of nearby properties.
- 16 To prevent pollution of the water environment.
- 17 In the interests of the safety and free flow of traffic on the trunk road.

Note(s) to Applicant:

- 01 You are advised to incorporate the requirements of the relevant section(s) of the Chronically Sick and Disabled Persons Act, 1970 into the proposed development and your attention is hereby drawn to the British Standard Institution Code of Practice for Access for the Disabled to Buildings. (BS 5810:1979).
- 02 The landscaping scheme required by Condition No. 2 above shall include substantial tree/shrub planting between the service road and the Plas Coch Road boundary of the site.
- 03 A suitable grease interceptor must be provided on the drainage from the restaurant.
- 04 Inspection manholes should be provided and clearly identified on foul

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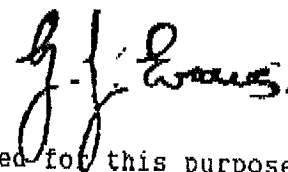
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- and surface water drainage systems to enable the Environment Agency to inspect and sample discharges from individual premises.
- 05 Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage 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. Roof water shall not pass through the interceptor.
- 06 Facilities should be provided within the site drainage systems for the interception and storage of contaminated water used in fire fighting.



Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.