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 Mr Barry Hll

Agent Mr Ian Hunter
1st Floor, Kennedy House, 31 Stamford Street, ALTRINCHAM, United Kingdom, WA14 1ES

Reference P/2025/0186

Date Received 28/02/2025

Decision Date 14/05/2025

Town and Country Planning Act, 1990

Section 73

Location of Application
LAND AT, BORDER RETAIL PARK, WREXHAM, LL13 8NG

Description of Application

AMRYWIO AMODAU 2, 6 A 14 CANIATÂD CYNLLUNIO P/2024/1174 I DIWYGIO'R CYNLLUN TIRLUNIO A DIWYGIO GEIRIAD AMOD
/ VARIATION OF CONDITIONS 2, 6 AND 14 OF PLANNING PERMISSION P/2024/1174 TO AMEND LANDSCAPE PLAN AND WORDING OF CONDITION

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
NE3 - Trees, Woodlands and Hedgerows
SP14 - Natural Environment

Revision	Date	Description of Decision
0	14/05/2025	PLANNING PERMISSION ISSUED
1	07/08/2025	P/2025/0473 - DISCHARGE OF CONDITION 9 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN)
2	13/11/2025	P/2025/0822 - DISCHARGE OF CONDITION 4 (LIGHTING)
3	21/01/2026	P/2025/0802 - DISCHARGE OF CONDITIONS 10 (SERVICE DELIVERY MANAGEMENT PLAN) AND 11 (BICYCLE PARKING)

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development hereby permitted shall be commenced before 04/12/2029.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 18980 - 110 Rev J,
   - 18980 - 111 Rev J,
   - 18980 - 112 Rev B,
   - 18980 - 113 Rev A,
   - 18980 - 114 Rev F,
   - 18980 - 115 Rev C,
   - 1001 Rev P06.

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan refs: 18980 - 112 Rev B, 18980 - 113 Rev A, 18980 - 114 Rev F and 18980 - 115 Rev D.

4. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

   Details approved under reference number P/2025/0822

5. If during the course of development any contamination is found that has not been identified in the site investigation approved in connection with planning permission ref: P/2024/1174, no further development shall take place on those parts of the site where that contamination has been found until a scheme of remediation has been submitted to, and approved in writing by the Local Planning Authority, for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

6. Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 5 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

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7. The NBB measures approved in connection with application ref: P/2025/0185 shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

8. The development shall be carried out in strict accordance with the findings and recommendations contained within the Preliminary Ecological Report Appraisal (PEA), By Ecus Ltd, V2.0 ref: 21955, dated May 2024 and the Bat Report, Tree Inspection, by Indigo Surveys Ltd, Revision 1, ref: 241684, Dated 23 August 2024 approved in connection with planning permission ref: P/2024/1174. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development

9. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

Details approved under reference number P/2025/0473

10. The development shall not be occupied until a Service and Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority. Servicing and deliveries to the development shall take place in accordance with the approved Service and Delivery Management Plan.

Details approved under reference number P/2025/0802

11. Prior to first use of the development on-site bicycle parking facilities shall be provided in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

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12. The vehicular parking and turning areas as shown on the plans(s) numbered 18980 - 110 Rev J and 18980 - 111 Rev J shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

13. No use of the development shall be made before 0600 hours or after 2300 hours on any day.

14. The landscaping scheme shown on 1001 Rev P06 shall be fully implemented in strict accordance prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, following the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

15. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

16. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents, as a 'Drive Thru' Coffee Shop.

17. No development or other operations shall take place except in strict accordance with Arboricultural Method Statement ref: Arboricultural Report, Impact Assessment and Method Statement, by Ecus Ltd, Ref: 21955, V0.3, Dated May 2024 as approved. as part of planning permission ref: P/2024/1174

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18. The vehicular parking and turning areas as shown on the plans(s) numbered 18980-111 Rev J shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

Reason(s)

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

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

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

5. In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

6. In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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8. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

9. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan

10. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan

11. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

12. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

13. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

15. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

16. In the interests of highway safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

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17. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.

18. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

Note(s) to applicant

Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 298989 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Further advice on compliance with condition nos. 5 and 6 may be obtained by contacting the Council's Contaminated Land Officer on 01978 298771 or 297773. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Contaminated Land Officer prior to commencement of works on site.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

You are advised that the premises should comply with the relevant Food Hygiene Legislation, and you are advised to contact Council's Food & Farming Team on foodandfarming@wrexham.gov.uk or 01978 298989 for further advice and information.

Ian Jones

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council