wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

From: **Roger Mapleson**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: P/2025/0816

Date: 16-02-2026

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0816, 1A NEW HIGH STREET, RUABON, WREXHAM, LL14 6NL

Amended Plans - NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH A3 (SIOP TECAWÊ POETH) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS A3 (HOT FOOD TAKEAWAY)

RPT1 - REPORT REVIEW

The letter from Mallard Properties Limited dated 12th January 2026 has confirmed the applicants willingness to provide an odour assessment in compliance with the Control of Odour and Noise from Commercial Kitchen Exhaust Systems. The proposed impact assessment criteria detailed in the letter is extracted from the guidance document.

I therefore recommend the inclusion of the condition (ODOUR) KITCHEN EXTRACTION DETAILS REQUIRED as detailed in my initial response ref: P/2025/0816 dated 04-11-2025 be included on any planning permission.

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Head of Service Public Protection