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 Jack Coeshott

Reference P/2025/0821

Agent Mr Stephen Bevan
25 Whitehead Drive,
Wrexham, United
Kingdom, LL11 6BZ

Date Received 24/10/2025

Decision Date 02/02/2026

Town and Country Planning Act, 1990

Location of Application

GENERAL STORES, 70-70A POYSER STREET, WREXHAM, LL13 7RT

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A1 (MANWERTHU) I DDOSBARTH A3 (BWYD A DIOD)

CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS A3 (FOOD AND DRINK)

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

Development Plan Policies:

PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
PS11 - Biodiversity
GDP1 - Development Objectives
T8 - Parking

Revision	Date	Description of Decision
0	02/02/2026	Planning permission issued
1	06/05/2026	P/2026/0199 Discharge of condition 3 (Ventilation)

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Jack Coeshott

Reference P/2025/0821

Agent Mr Stephen Bevan
25 Whitehead Drive,
Wrexham, United
Kingdom, LL11 6BZ

Date Received 24/10/2025

Decision Date 02/02/2026

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

   - Drawing no. PST-FAS-XX-XX-DR-A-2001 Revision P01
   - Email dated 14th January 2026 confirming Service Area floorspace of no more than 20 sq. m.

3. No part of the development shall commence until a scheme for the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish has been submitted to, and approved in writing by the Local Planning Authority. The system design shall have regard to the guidance set out in EMAQ Report - Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA). The approved scheme shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.

   Approval ref: P/2026/0199
   Approved by: Wrexham County Borough Council
   Approved detail: Ventilation details set out in *Commercial Engineers Ltd* received on 13th April 2026
   Approved date: 06/05/2026

4. Customers are not permitted on the premises outside of the hours 16:00 to 22:00 on any day.

5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as set out in the Green Infrastructure Statement received on 18th January 2026, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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 Jack Coeshott

Agent Mr Stephen Bevan
25 Whitehead Drive,
Wrexham, United
Kingdom, LL11 6BZ

Reference P/2025/0821

Date Received 24/10/2025

Decision Date 02/02/2026

Reason(s)

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

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. In order to protect the amenities of nearby residents in accordance with UDP policy GDP1.

4. To safeguard local amenity in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

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

Note(s) to applicant

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.

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.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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

Applicant Mr Jack Coeshott

Agent Mr Stephen Bevan
25 Whitehead Drive,
Wrexham, United
Kingdom, LL11 6BZ

Reference P/2025/0821

Date Received 24/10/2025

Decision Date 02/02/2026

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