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 Miss Ashley-Faye Helsby

Reference P/2025/0608

Decision Date 13/05/2026

Town and Country Planning Act, 1990

Location of Application

BANK, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A2 (GWASANAETHAU ARIANNOL A PHROFFESIYNOL) I DDOSBARTH A3 (CAFFI / BWYTY)

CHANGE OF USE OF BUILDING FROM CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO CLASS A3 (CAFÉ / RESTAURANT)

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

Development Plan Policies:

S9 – Loss of Facilities
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking

Revision	Date	Description of Decision
0	13/05/2026	PLANNING PERMISSION ISSUED
1	30/06/2026	DISCHARGE OF CONDITIONS 3 (BIODIVERSITY) AND 4 (SERVICE DELIVERY AND WASTE MANAGEMENT PLAN)

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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

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2. The development shall only be carried out in strict accordance with the details shown on the following plans:
   - Combined Planning Drawing Number: B060/04/C Sheet 01/01
   - Proposed Front and Side Elevations Dated 26.8.2025
   - Proposed Floor Plans Dated 14.8.2025

3. Prior to first beneficial use of the development, Amphibian Hibernacula to provide net benefit for biodiversity (NBB) shall be implemented in full on site in strict accordance with a scheme which shall have first been submitted to, and approved in writing by, the Local Planning Authority. The Amphibian Hibernacula as implemented shall thereafter be maintained for the lifetime of the development.

   Details Approved under reference P/2026/0315

4. The development shall not be occupied until a Service Delivery and Waste Management Plan (SDWMP) has been submitted to, and approved in writing by, the Local Planning Authority. Servicing and deliveries to the development shall take place only in strict accordance with the SDWMP as may be approved.

   Details Approved under reference P/2026/0315

5. Prior to first beneficial use of the development, the site and access shall be laid out in strict accordance with approved plan reference 'Combined Planning Drawing Number: B060/04/C Sheet 01/01', and vehicular access hereby approved shall be a minimum width of 7.7 metres.

6. The vehicular parking and turning areas as shown on approved plan reference 'Combined Planning Drawing Number: B060/04/C Sheet 01/01' shall be fully marked 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.

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7. Prior to first beneficial use of the development, the on-site bicycle parking facilities shown on approved plan reference 'Combined Planning Drawing Number: B060/04/C Sheet 01/01' shall be implemented in full and shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of bicycles.

8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within shall be erected, constructed or placed across the vehicular access within 10 metres of the highway boundary.

10. The cafe hereby approved shall only be open to customers between the hours of 06.30 and 15.00 Monday to Saturday, and 08.00 and 14.00 on Sundays and Bank Holidays. Customers are not permitted on any part of the premises outside of these hours.

11. No waste collections shall take place at / from the site during the cafe operating hours.

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.

4. 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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4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. 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 GDP1 and T8 of the Wrexham Unitary Development Plan.

7. To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy GDP1 of the Wrexham Local Unitary Plan.

8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

10. In the interests of the protection of the safety of all users of the highway and the site, and to safeguard the provision of onsite parking provision in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

11. In the interests of the protection of the safety of all users of the highway and the site, and to safeguard the provision of onsite parking provision in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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.

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

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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 planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:· One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
· A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
· The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
· The installation must comply with all applicable electrical requirements in force at the time of installation.

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.

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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.

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.

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.

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

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

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