**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** McDonald's Restaurant Ltd

**Agent** Mr Matthew Carpenter
33 St Andrews Street
South, Bury St
Edmunds, United
Kingdom, CO10 1BD

**Reference** P/2025/0573

**Date Received** 23/07/2025

**Decision Date** 07/09/2026

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## Town and Country Planning Act, 1990

### Location of Application

CAR PARK, TESCO STORES LTD, CRESCENT ROAD, WREXHAM, LL13 8HF

### Description of Application

CODI BWYTY SY'N SEFYLL AR EI BEN EI HUN GYDA CHYFLEUSTER GYRRU DRWODD, MAES PARCIO, TIRLUNIO A GWAITH CYSYLLTIEDIG

ERECTION OF A FREESTANDING RESTAURANT WITH DRIVE THRU FACILITY, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS

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

### Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking
E4 - Employment Development (of Unannotated Land) within Settlements
EC14 - Protection of Controlled Waters

### Particulars of decision : REFUSED

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**Reason(s)**

1. The proposal would introduce an additional hot food takeaway/drive-through restaurant within an area already characterised by a concentration of food outlets selling food high in fat, salt and sugar. Having regard to the concerns raised by Betsi Cadwaladr University Health Board regarding childhood obesity, health inequalities and the cumulative impact of such uses, the proposal would undermine the objective of creating healthier places and promoting healthy lifestyles. Consequently, the cumulative impact of this overprovision fails to satisfy the holistic wellbeing mandates set out in Paragraphs 3.19 and 3.21 of Planning Policy Wales, alongside the sustainable development duties imposed by the Wellbeing of Future Generations (Wales) Act 2015.

2. Insufficient evidence has been submitted to demonstrate that the proposed development would not result in unacceptable parking demand and associated highway safety impacts. In particular, concerns remain regarding the methodology used to assess parking demand, the identified shortfall in parking provision, and the reliance upon overspill parking within nearby Tesco car parking facilities. Consequently, the Local Planning Authority cannot be satisfied that adequate parking provision exists to serve the development without adverse impacts on highway safety and the free flow of traffic. The proposal is therefore contrary to Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

**Ian Jones**

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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