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 Arek Chelpa

Reference P/2026/0301

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park,
Wrexham, GB, LL13 9XT

Date Received 13/05/2026

Decision Date 08/07/2026

Town and Country Planning Act, 1990

Location of Application

55 CHESTER STREET, WREXHAM, LL13 8BA

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH (PRACTIS MILFEDDYGOL) I DDOSBARTH A3 (BWYTY)

CHANGE OF USE OF BUILDING FROM VETERINARY PRACTICE TO CLASS A3 (RESTAURANT)

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
EC7 - Conservation Areas
GDP 1- Development Objectives
S9 - Loss of Local Facilities
T8 - Parking

Revision	Date	Description of Decision
0	08/07/2026	PLANNING PERMISSION ISSUED
1	15/09/2026	P/2026/0483 - DISCHARGE OF CONDITIONS 5 (REFUSE / RECYCLING FACILITIES) AND 6 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN)

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

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Applicant Mr Arek Chelpa

Reference P/2026/0301

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park,
Wrexham, GB, LL13 9XT

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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):
   - Proposed Site and Location Plan Reference: C170/005
   - Planning Drawing Reference: C170/003 Rev A

3. The external surfaces of the building shall be constructed of the materials specified on Planning Drawing Reference: C170/003 Rev A.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as shown on Planning Drawing Reference: C170/003 Rev A, have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. Prior to first use of the development refuse and recycling storage 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.

   Details Approved under application reference P/2026/0483

6. 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 application reference P/2026/0483

7. No use of the development shall be made except between the hours of 09.00 and 22.00 on any day.

Reason(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

Applicant Mr Arek Chelpa

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park,
Wrexham, GB, LL13 9XT

Reference P/2026/0301

Date Received 13/05/2026

Decision Date 08/07/2026

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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

5. To assist occupiers/users of the development to manage waste effectively within the town centre in accordance with Policy GDP1 of the Wrexham Local Unitary Plan

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

7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 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