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 Matthew Mileson

Reference P/2026/0386

Agent Mr Chris Thompson
Suite D, First Floor,
220 High Street,,
Swansea, United
Kingdom, SA1 1NW

Date Received 15/06/2026

Decision Date 26/10/2026

Town and Country Planning Act, 1990

Location of Application

28 EAGLES MEADOW, WREXHAM, LL13 8DG

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A1(MANWERTHU) I DDOSBARTH SUI GENERIS (LOLFA GEMAU RETRO) / CHANGE OF USE OF BUILDING FROM CLASS A1 (RETAIL) TO CLASS SUI GENERIS (RETRO GAMING LOUNGE)

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
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
S2 - Shopping Streets in Wrexham Town Centre
S3 - Non-shopping key town centre uses
T8 - Parking
EC14 - Protection of Controlled Waters

Revision	Date	Description of Decision
0	26/10/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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):
• SITE LOCATION PLAN BC-EM-B5-D09-001 REV A
• Proposed Floor Plan
• Proposed Floor Plan Dimensions
• Covering Letter and Green Infrastructure Statement dated 26 June 2026
• Nutrient Neutrality Letter dated 1st October 2026

3. Customers are not permitted on the premises outside of the hours of 10:00 to 22:00 on Sunday to Thursday, 10:00 to 23:00 on Friday, and 09:00 to 23:00 on Saturday.

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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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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.

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.

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