

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

SITE DESCRIPTION

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}**SITE HISTORY**

POLICIES

DM1- Development Management Considerations

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

REFUSAL REASON

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

SITE DESCRIPTION

The application site relates to 32 Town Hill, an existing three-storey, mid-terraced commercial property located amongst a commercial street scene within the defined Wrexham City Centre as per the adopted Wrexham Local Development Plan. The ground floor of the premises is currently in use as a hot food takeaway (A3).

The application site is also located within the Wrexham Town Centre Conservation Area.

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}**SITE HISTORY**

{{OfficerReport.WCBC_Site_History__c}:html}

POLICIES

R2 - Development within the Wrexham City Centre Masterplan Area

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

{{Informatives.arcusbuiltenv__Description__c}.html}

REFUSAL REASON

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

SITE DESCRIPTION

The application site relates to 32 Town Hill, an existing three-storey, mid-terraced commercial property located amongst a commercial street scene within the defined Wrexham City Centre as per the adopted Wrexham Local Development Plan. The ground floor of the premises is currently in use as a hot food takeaway (A3).

The application site is also located within the Wrexham Town Centre Conservation Area.

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}**SITE HISTORY**

{{OfficerReport.WCBC_Site_History__c}:html}

POLICIES

SP12 - Design Principles & Masterplanning Framework

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

REFUSAL REASON

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

SITE DESCRIPTION

The application site relates to 32 Town Hill, an existing three-storey, mid-terraced commercial property located amongst a commercial street scene within the defined Wrexham City Centre as per the adopted Wrexham Local Development Plan. The ground floor of the premises is currently in use as a hot food takeaway (A3).

The application site is also located within the Wrexham Town Centre Conservation Area.

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}**SITE HISTORY**

{{OfficerReport.WCBC_Site_History__c}:html}

POLICIES

SP15 - Historic and Cultural Environment

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

REFUSAL REASON

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

SITE DESCRIPTION

The application site relates to 32 Town Hill, an existing three-storey, mid-terraced commercial property located amongst a commercial street scene within the defined Wrexham City Centre as per the adopted Wrexham Local Development Plan. The ground floor of the premises is currently in use as a hot food takeaway (A3).

The application site is also located within the Wrexham Town Centre Conservation Area.

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}**SITE HISTORY**

{{OfficerReport.WCBC_Site_History__c}:html}

POLICIES

R1 - Retail, Leisure and Commercial Centre Hierarchy

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

REFUSAL REASON

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

SITE DESCRIPTION

The application site relates to 32 Town Hill, an existing three-storey, mid-terraced commercial property located amongst a commercial street scene within the defined Wrexham City Centre as per the adopted Wrexham Local Development Plan. The ground floor of the premises is currently in use as a hot food takeaway (A3).

The application site is also located within the Wrexham Town Centre Conservation Area.

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}**SITE HISTORY**

{{OfficerReport.WCBC_Site_History__c}:html}

POLICIES

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

REFUSAL REASON

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

SITE DESCRIPTION

The application site relates to 32 Town Hill, an existing three-storey, mid-terraced commercial property located amongst a commercial street scene within the defined Wrexham City Centre as per the adopted Wrexham Local Development Plan. The ground floor of the premises is currently in use as a hot food takeaway (A3).

The application site is also located within the Wrexham Town Centre Conservation Area.

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}**SITE HISTORY**

{{OfficerReport.WCBC_Site_History__c}:html}

POLICIES

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

REFUSAL REASON

Delegated Report

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0130	Full planning permission	2023-03-21	2023-05-16	

Case Officer - Gwyn Humphreys

{{OfficerReport.arcusbuiltenv__Site_Description__c}:html:hide-block-if-nothing}SITE DESCRIPTION

The application site relates to 32 Town Hill, an existing three-storey, mid-terraced commercial property located amongst a commercial street scene within the defined Wrexham City Centre as per the adopted Wrexham Local Development Plan. The ground floor of the premises is currently in use as a hot food takeaway (A3).

The application site is also located within the Wrexham Town Centre Conservation Area.

{{OfficerReport.WCBC_Site_History__c}:hide-block-if-nothing:html}SITE HISTORY

{{OfficerReport.WCBC_Site_History__c}:html}

POLICIES

{{NationalPolicyFW.arcusbuiltenv__Full_Text__c}}

{{NationalPolicyTAN.arcusbuiltenv__Full_Text__c}}

PRINCIPLE OF DEVELOPMENT

The application site is located within Wrexham City Centre Area as per the adopted Wrexham LDP. In this location, there are no policy objections to the principle of providing a replacement shop front to an existing commercial

premises. The development as submitted is thus deemed to be acceptable in-principle in accordance with LDP Policies DM1 and R2.

IMPACT ON NEIGHBOURING AMENITY

Noting the scale and nature of the development, it is considered there is no potential for the development to cause any adverse or unacceptable impact upon neighbouring residential amenity by way of overlooking, overbearing, overshadowing or noise effects.

Therefore, the development is deemed to be acceptable in this regard in compliance with LDP Policy DM1.

HIGHWAY CONSIDERATIONS

When considering impacts upon highway and pedestrian safety, LDP Policy DM1 (Criterion vi) is of principal relevance, and requires development proposals to not give rise to highway safety, pedestrian safety or parking problems on-site or in the locality. LDP Policy T1, LPGN 16 and TAN 18 are also of relevance.

As noted the proposal relates to the provision of a replacement shop front, which itself would not have the potential to cause any impacts upon pedestrian or highway safety.

Whilst the development also includes the provision of a temporary access ramp, which would require separate consent from the Local Highway Authority, in planning terms, it is considered the development would not hinder the free-flow of pedestrian traffic along the adjacent public footway, and would thus be acceptable in compliance with the requirements of LDP Policy DM1.

HISTORIC ENVIRONMENT

NATURAL ENVIRONMENT

FLOOD RISK

DRAINAGE

AIR QUALITY

OTHER CONSIDERATIONS

Natural Environment

Noting the nature of the development, there is no potential for any impacts to arise upon protected sites or protected species on this occasion.

The application also pre-dates the requirement for the submission of a Green Infrastructure Statement in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Notwithstanding the above, the development would need to demonstrate a net benefit for biodiversity, which on this occasion could be secured by way of a suitably worded condition attached to any grant of consent.

The development is therefore considered to be acceptable with regards its impacts upon the natural environment in accordance with LDP Policy SP14, TAN 5 and Chapter 6 of PPW.

CONCLUSION

Having regard to the above, the development is considered to be unacceptable in planning terms owing to its unsympathetic design and harmful impacts upon the character, setting and appearance upon the Wrexham Town Centre Conservation Area. The development is thus deemed to be contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore that planning permission be refused.

It is considered that the decision complies with the Council's well-being priorities and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

CONDITIONS & REASONS

INFORMATIVES

REFUSAL REASON