

In pursuance of its powers under the Acts and 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 YUSAF TOPAL

Reference P/2024/0232

Agent MR GERAINT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 20/03/2024

Decision Date 09/07/2024

Town and Country Planning Act, 1990

Location of Application

2A NEW HIGH STREET, RUABON, WREXHAM, LL14 6NL

Description of Application

TRAWSNEWID FFLAT 4 YSTAFELL WELY PRESENNOL I 2 FFLAT 2 YSTAFELL
WELY AR WAHÂN AC ADEILADU FFENESTR DORMER YN Y CEFN
CONVERSION OF EXISTING 4 BEDROOMED APARTMENT INTO 2 SEPERATE 2
BEDROOMED APARTMENTS AND CONSTRUCTION OF REAR DORMER

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

H1 - Housing Allocations

H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP13 - Health and Wellbeing

SP14 - Natural Environment

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	09/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

In pursuance of its powers under the Acts and 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 YUSAF TOPAL

Reference P/2024/0232

Agent MR GERAINT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 20/03/2024

Decision Date 09/07/2024

Condition(s)

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):
A300 rev A - Proposed elevations (received 21.05.2024)
A102 - Proposed floor plans (received 15.04.2024)
A101 Rev A - Proposed site plan (received 30.05.2024)
3. The external surfaces of the building(s) shall be constructed of the materials specified on the following documents:
Plan reference:
A300 rev A - Proposed elevations (received 21.0.2024)
A101 rev A - Proposed site plan (received 30.05.2024)

Materials section of the submitted application form.
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on plan reference A300 rev A - Proposed elevations (received 21.05.2024) have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

Applicant MR YUSAF TOPAL

Reference P/2024/0232

Agent MR GERAINT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 20/03/2024

Decision Date 09/07/2024

5. No development shall take place until a noise survey has been carried out, and a detailed report of the survey findings has been submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:
 - a) Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the existing or proposed accommodation, and
 - b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing or occupants of the proposed accommodation hereby approved. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.
6. No development shall take place until a scheme of noise insulation and attenuation measures between both the residential and commercial floors as well as any wall with neighbouring commercial buildings, in compliance with Building Regulations Guidance: Part E - Resistance to the Passage of Sound, has been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be permanently retained.
7. No surface water from any increase in the roof area of the building / or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Applicant MR YUSAF TOPAL

Reference P/2024/0232

Agent MR GERAINT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 20/03/2024

Decision Date 09/07/2024

8. Prior to first use of the development on-site bicycle parking 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, and made available solely for the parking of bicycles.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) 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 Policies DM1, SP12 and SP14 of the Wrexham Local 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 protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 7 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Applicant MR YUSAF TOPAL

Reference P/2024/0232

Agent MR GERAINT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 20/03/2024

Decision Date 09/07/2024

- 8 To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being asked to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway;
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.

In pursuance of its powers under the Acts and 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 YUSAF TOPAL

Reference P/2024/0232

Agent MR GERAINT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 20/03/2024

Decision Date 09/07/2024

8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.

9. A section 278 agreement works agreement is required for more significant alterations to the existing highway;

10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;

11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply: ☐
No surface water from the applicants site should be allowed to drain onto the public highway,

1. The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings from spreading.
2. No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length.

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)