COMPTON HOUSE, 10 STATION AVENUE, CHIRK, LL14 5LS
CONVERSION OF GROUND FLOOR SHOP TO FLAT
CONSENT P/2022/0625 – CLEARANCE OF CONDITIONS

PLANNING CONDITION 3

SOUND SEPARATION between Ground to First Floor flats - Building Regulations Part E – BUILDING CONTROL DEPT CONDITIONAL APPROVAL FP/2425/0108

CEILING to underside of First Flat

– Airborne sound up and down 43 dB. Min (Part E Wales, 2010 Table 0.1a).

– Impact sound from flat above down 64 dB. Max (Part E Wales, 2010 Table 0.1a).

Existing - as seen where damaged by waterleaks from flat above

50 x 50 timber battens fixed to joists above through original lath & plaster
50mm Acoustic slab (Rockwool) between battens
Chicken wire mesh fixed to underside of battens & fibreglass
Gap min 150mm
Suspended ceiling 600mm grid & tiles with some clips

EITHER *to be agreed by Building Control Inspector on site*

A) REMOVE SUSPENDED CEILING TILES and GRID
KEEP & REINSTATE DAMAGED SECTIONS OF
50 x 50 timber battens fixed to joists above through original lath & plaster
50mm Acoustic slab (Rockwool) between battens
Chicken wire mesh fixed to underside of battens & fibreglass
And **ADD** Gyproc GypLyner MF resilient bar system & hangers.
min 50mm gap above to existing
with 1 layer x 12.5mm Fireline plasterboard and skim

OR

B) STRIP OUT COMPLETELY TO EXPOSE ORIGINAL LATH & PLASTER CEILING
And **ADD** New chicken wire mesh to underside of Lath & Plaster
And **ADD** Gyproc GypLyner MF resilient bar system & hangers.
With min 50mm / max 145mm gap above to L&P ceiling
with 50mm Acoustic insulation 10kg/m3
and 1 layer x 12.5mm Fireline plasterboard and skim

PLANNING CONDITION 4

SHOP FRONT

The existing shop front will be retained and not be altered for the conversion. Repairs will be undertaken. Secondary glazing will be installed internally – not affecting external appearance

PLANNING CONDITIONS 5 & 7

DRAINAGE PROVISIONS

THERE WILL BE NO CHANGES TO THE COMBINED ADOPTED SEWER SYSTEM AS EXISTING WITHIN THE PROPERTY

FOUL – EXISTING W.C CONNECTS TO SEWER
EXISTING SHOWER ROOM CONNECTS TO SEWER
These facilities will become redundant and be removed
NEW W.C SHOWER ROOM & KITCHEN WILL USE EXISTING DRAIN CONNECTION TO SEWER

SURFACE WATER –
ROOFS – NO ADDITIONAL ROOF AREA
NO CHANGE TO EXISTING RAINWATER DOWNPIPES & DRAINAGE TO SEWER
HARD SURFACING – NO ADDITIONAL HARDSURFACING

LAND DRAINAGE – THERE WILL BE NO LAND DRAINAGE

PLANNING CONDITION 6
PHOTOGRAPHIC SURVEY
Prepared by AEON ARCHAEOLOGY submitted to CPAT for inclusion in Historic Environment Record A0476.1 Compton House, Chirk HBR PS 1.0 JD

PLANNING CONDITION 8
BOUNDARY TREATMENT – to neighbouring properties – rear gardens
EXISTING residential external and garden areas at rear of property used by Flat No.10A and Shop

NEW ground floor Flat No.10 will have use of that external space – shared and private areas.

EXISTING boundary hedgerow and fencing to adjoining properties will be retained



No.12 Oaklands
Existing leylandii hedge currently approx 1.8m high
Existing fence approx 1.8m high

No.8 Hillcrest
Existing leylandii hedge
currently approx 1.8m high



No.12 Oaklands
Existing leylandii hedge currently approx 1.8m high



Existing fence approx 1.8m high

03/07/2024