Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1

Suffix:

Property Name:

Address Line 1: King Street

Address Line 2:

Town/city: Wrexham

Postcode: LL11 1HF

Description of site location (must be completed if postcode is not known)

Easting (x): 333219

Northing (y): 350478

Description:

Applicant Details

Name/Company

Title

First name

Mikhail

Surname

Apukhtin

Company Name

M1 Investments Ltd.

Address

Address line 1

12 View Road

Address line 2

Address line 3

Town/City

London

Country

Postcode

N6 4DB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Karl

Surname

Lawton

Company Name

CTD Architects

Address

Address line 1

Clerk Bank House

Address line 2

Clerk Bank

Address line 3

Town/City

LEEK

Country

Postcode

ST13 5HE

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

NEWID DEFNYDD I LLAWR CYNTAF AC AIL LAWR O SWYDDFEYDD I 14 UNED PRESWYL (1O FFLAT STIWDIO A 4 FFLATIAU UN YSTAFELL WELY)

CHANGE OF USE OF FIRST AND SECOND FLOORS FROM OFFICES TO 14 RESIDENTIAL UNITS (10 NO. STUDIO APARTMENTS AND 4 NO. 1 BEDROOM APARTMENTS)

Reference number

P/2022/0837

Date of decision (date must be pre-application submission)

17/07/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3- No part of the development shall commence 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.

Condition 4 - No part of the development shall commence until a scheme of noise insulation and attenuation measures between the ground and first floors and the first and second floors, 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.

Condition 5 - No part of the development shall commence until a drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide for the disposal of foul and surface water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - Nova Acoustics Residential Noise Assessment dated 01/07/24, ctd architects drawing AL66 Acoustic Wall and Floor Construction Details & ctd architects drawing AL67 window details and schedule.

Condition 4 - Nova Acoustics Residential Noise Assessment dated 01/07/24 & ctd architects drawing AL66 Acoustic Wall and Floor Construction Details.

Condition 5 - ctd architects drawing AL64 drainage plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

CTD Architects

Date

01/08/2024