

**Applicant** MR LEE CHALONER

**Reference** P/2024/0148

**Agent** MR CARL HUGHES  
HDS ARCHITECTURAL  
The Foundry  
15 Yorke Street  
Wrexham  
LL13 8LW

**Date Received** 27/02/2024

**Decision Date** 05/08/2024

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### Town and Country Planning Act, 1990

#### **Location of Application**

61 KING STREET, WREXHAM, LL11 1HR

#### **Description of Application**

NEWID DEFNYDD ADEILAD O DDOSBARTH A2 (SWYDDFEYDD) AR DRI LLAWR I DDEFNYDD CYMYSG DDOSBARTH A2 (SWYDDFEYDD) A C4 (TY AMLFEDDIANNAETH) / CHANGE OF USE OF BUILDING FROM CLASS A2 (OFFICES) ON THREE FLOORS TO MIXED USE CLASS A2 (OFFICES) AND C4 (HMO)

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

#### **National Policies and Technical Advice Notes (TAN):**

Future Wales Policy 1 - Where Wales will grow

TAN 11 : Noise

TAN 12 : Design

TAN 18 : Transport

TAN 24 : The Historic Environment

#### **Wrexham Local Development 2013 – 2028:**

DM1- Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

T1 - Managing Transport Impacts

H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)

SP2 - Location of Development

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



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| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 05/08/2024 | Planning permission issued |

**Particulars of decision: GRANTED subject to the following:-**

**Condition(s)**

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): [KS/PD/01-As Existing Floor Plans KS/PD/02-As Existing Elevations KS/PD/03-Proposed Floor plans KS/PD/04-Proposed Elevations KS/PD/05-Site Location Plan
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. Development shall take place in strict accordance with approved document: Noise Assessment Report: Reference: RSA475/2024 dated 05 July 2024 and the 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 shall be fully implemented prior to the first occupation / use of the development.
4. Prior to their installation on the building, appropriately scaled drawings fully detailing all new or replacement secondary glazing, window repair/refurbishment, thermal upgrades, fireproofing and detection, and ventilation and extract - (please note, that no vents will be permitted on the front elevation) shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved

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5. The vehicular parking and turning areas as shown on the plans(s) numbered [KS/PD/05] shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

#### **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 protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan
- 4 To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

#### **Note(s) to applicant**

The applicant/developer is required to make an application for an HMO license, prior to the property becoming occupied as an HMO. The HMO License application form and guidance is available upon request from [healthandhousing@wrexham.gov.uk/](mailto:healthandhousing@wrexham.gov.uk)

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The applicant/developer is also required to comply with the Rent Smart Wales scheme being registered and/or licensed as necessary. Further information is available at [www.rentsmart.gov.uk](http://www.rentsmart.gov.uk)

The developer is reminded that no development may take place until such time as the relevant Listed Building Consent has been granted and any pre-commencement conditions have been approved.

**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](#)