In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant JULIE ROWLANDS

Reference P/2024/0110

Agent MR TOM MCEVOY
AINSLEY GOMMON
ARCHITECTS
15 Glynne Way
Hawarden
Deeside
CH5 3NS

Date Received 02/02/2024

Decision Date 02/07/2024

Town and Country Planning Act, 1990

Location of Application

58A HOPE STREET, WREXHAM, LL11 1BE

Description of Application

NEWID LLORIAU UCHAF O DDEFNYDD MASNACHOL I 1 RHANDY
CONVERSION OF UPPER FLOORS FROM COMMERCIAL USE TO 1 NO APARTMENT

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 19 : Telecommunications (revoked)
TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
R2 - Development within the Wrexham City Centre Masterplan Area
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

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Revision	Date	Description of Decision
0	02/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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):
   1. Drawing 001 dated 02/02/24;
   2. Drawing 002 dated Nov 21;
   3. Drawing 100 dated 24/01/24;
   4. Drawing 200 dated Jan '24;
   5. Drawing 201 dated 24/01/24;
   6. Drawing 010 dated 02/02/24;
   7. Proposed Floor Plans - Planning dated 24/01/24;
   8. Drawing 116 dated 26/04/24;
   9. Drawing 202 dated 26/04/24;
   10. Noise Impact Assessment by Hepworth Acoustics - P23-527-R01v1 June 2024;
   11. Design and Access with Heritage Statement Rev A by Ainsley Gommon Architects.

3. The noise mitigation measures as outlined in the approved Noise Impact Assessment by Hepworth Acoustics - P23-527-R01v1 June 2024 shall be implemented in full prior to the first occupation of the dwelling and all measures for noise mitigation shall be retained thereafter

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4. No development shall commence, including any works of demolition, until a Construction Traffic and Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
    1. Supply of materials;
    2. Removal of waste;
    3. Control of dust, noise and fire risk;
    4. Provision of parking for construction/site operatives.

    Consideration should be given to waste removal and deliveries outside normal retail hours but within the limits for minimising nuisance from construction noise.

5. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on Drawing 202 dated 26/04/24 have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

6. 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.

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 In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

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4 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

6 Reason: 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.

Note(s) to applicant

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 ask 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.
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;

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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,
12. The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.
13. 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.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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