

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 CRAIG THOMAS

Reference P/2023/0572

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

Date Received 18/08/2023

Decision Date 10/10/2024

Town and Country Planning Act, 1990

Location of Application

33 HIGH STREET, WREXHAM, LL13 8HY

Description of Application

TRAWNEWID LLORIAU UCHAF I 3 RHANDY AIRBNB

CONVERSION OF UPPER FLOORS TO 3 AIRBNB APARTMENTS

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 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

R1 - Retail, Leisure and Commercial Centre Hierarchy

R2 - Development within the Wrexham City Centre Masterplan Area

R3- Primary Shopping Streets

SP15 - Historic and Cultural Environment

SP2 - Location of Development

T1 - Managing Transport Impacts

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Revision	Date	Description of Decision
0	10/10/2024	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): [HS/BR/01 REV A, HS/PD/07 , HS/PD/07.01 REV C, HS/PD/05.1 REV D, HS/PD/06.1 REV D]
3. Prior to first occupation, the scheme of noise insulation and attenuation measures detailed in the approved Noise Report reference : Report: 22704-1-R2 shall be fully implemented and shall thereafter be permanently retained.
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on dwg no. HS/PD/08 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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.

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- 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 development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to the Cadw for their consideration.

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](#)