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 Mrs Natasha Ware

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham,
United Kingdom, LL13 8LW

Reference P/2024/1468

Date Received 26/09/2024

Decision Date 12/11/2024

Town and Country Planning Act, 1990

Location of Application

81 BENJAMIN ROAD, WREXHAM, LL13 8EG

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH SUI GENERIS (TŶ AMLFEDDIANNAETH (HMO))
CHANGE OF USE OF BUILDING FROM CLASS C3 (DWELLING) TO CLASS SUI GENERIS (HOUSE IN MULTIPLE OCCUPATION (HMO))

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
NE1 - International and National Nature Conservation Designations

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Revision	Date	Description of Decision
0	12/11/2024	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):
   - Drawing BR/PD/07 Rev A;
   - Drawing BR/PD/04;
   - Drawing BR/PD/05;
   - Drawing BR/PD/06;
   - Green Infrastructure Statement and Net Biodiversity Benefit received on 4th November 2024.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement & Net Biodiversity Form (Received on 4th November 2024) have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The garden area shall be used to provide drying areas and recreation space. Bin storage shall be in accordance with the approved plans. These facilities shall be made available for use by all residents and maintained in strict accordance with the details contained in the application documentation.

5. The property shall be limited to eight bedrooms with a maximum occupancy of eight persons at any one time. The communal living areas of the kitchen/living room shall remain as a communal living area at all times.

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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.

7. The cycle parking area shown on the approved plans shall be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.

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

4 Reason: To ensure a good standard of living accommodation for residents of the property in accordance with Policy H6 of the Local Development Plan.

5 To control the intensity of residential use at the property, having regard to parking and residential amenity in accordance with Policy DM1 of the Wrexham Local Development Plan.

6 To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

7 To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.

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Note(s) to applicant

A public sewer crosses the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to this apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 150mm public sewer.

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available at:
http://www.wrexham.gov.uk/english/council/Housing/hmo_licensing.htm

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at: https://www.rentsmart.gov.wales/en/

The site lies close to land that is or has been used for the deposition of waste material. The applicant should be aware that there is a risk of landfill gas at or close to the site.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed may be required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council