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	BECKY LOWRY WCBC	**Code Number**	WRR P/2022/0790
Agent	LAWRAY ARCHITECTS CRAIG BAINES THE BYRE CROESNEWYDD HALL WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YP	**Date Received**	30/08/2022
		Decision Date	12/01/2023

Town and Country Planning Act, 1990

Location of application

THE BUTCHERS MARKET, HIGH STREET, WREXHAM. LL13 8HP

Description of application

ADNEWYDDU AC AILWAMPIO'R FARCHNAD GAN GYNNWYS DISODLI STONDINIAU, DRYSAU, GOSOD LIFFT AC ADNEWYDDU BLAEN SIOPAU / RENOVATION AND REFURBISHMENT OF THE MARKET INCLUDING REPLACEMENT OF STALLS, DOORS, PROVISION OF LIFT AND RENOVATION OF FACADES

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC6
EC7
EC9
GDP1
PS1
PS2
PS7

Revision	Date	Description of Decision
0	12/01/2023	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of 5 years from the date of this permission.

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2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:
- Application Form, dated 28 August 2022;
- Location & Site Block Plan (ref: WBM-LAW-X-X-DR-A039001 - Rev.P2), dated 12 September 2022;
- Demolition Basement Plan (ref: WBM-LAW-X-B01-DR-A041004 - Rev.P2), dated 24 May 2022;
- Demolition Ground Floor Plan (ref: WBM-LAW-X-G00-DR-A041001 - Rev.P2), dated 24 May 2022;
- Proposed Ground Floor Fire Plan (ref: WBM-LAW-X-G00-DR-A051001 - Rev.P3), dated 24 May 2022;
- Proposed Ground Floor Plan (ref: WBM-LAW-X-G00-DR-A061001 - Rev.P6), dated 21 July 2022:
- Axonometric - Proposed Ground Floor Level (ref: WBM-LAW-X-G01-DR-A060001 - Rev.P2), dated 09 May 2022;
- Axonometric - Proposed Roof Level (ref: WBM-LAW-X-R01-DR-A060003 - Rev.P1), dated 09 May 2022;
- Proposed Roof Plan (ref: WBM-LAW-X-R01-DR-A-061003 - Rev.P2), dated 24 May 2022;
- Proposed First Floor Fire Plan (ref: WBM-LAW-X-U01-DR-A-051002 - Rev.P1), dated 24 May 2022;
- Proposed High Street Elevation, Shop Façade & Landscape Drawing - Sheet 1 Overview (ref: WBM-LAW-X-X-DR-A-062001 - Rev.P01), dated 29 May 2022;
- Proposed High Street Elevation, Shop Façade & Landscape Drawing - Sheet 2 - No.11 High Street (ref: WBM-LAW-X-X-DR-A-062002 - Rev.P01), dated 29 May 2022;
- Proposed High Street Elevation, Shop Façade & Landscape Drawing - Sheet 3 - No.10A High Street (ref: WBM-LAW-X-X-DR-A-062003 - Rev.P01), dated 29 May 2022;
- Proposed High Street Elevation, Shop Façade & Landscape Drawing - Sheet 4 - Internal Lobby to High Street (ref: WBM-LAW-X-X-DR-A-062004 - Rev.P01), dated 29 May 2022;
- Proposed High Street Elevation, Shop Façade & Landscape Drawing - Sheet 5 - No.10 High Street (ref: WBM-LAW-X-X-DR-A-062005 - Rev.P01), dated 29 May 2022;

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- Proposed High Street Elevation, Shop Façade & Landscape Drawing - Sheet 6 - No.10 High Street (ref: WBM-LAW-X-X-DR-A-062006 - Rev.P01), dated 29 May 2022:
- Proposed High Street Elevation, Shop Façade & Landscape Drawing - Sheet 7 - No.10 High Street Façade (ref: WBM-LAW-X-X-DR-A-062007 - Rev.P01), dated 29 May 2022:
- Proposed GA Sections - Sheet 1 (ref: WBM-LAW-X-X-DR-A-063001 - Rev.P2), dated 24 May 2022;
- Geraint Roberts Associates 'Heritage Impact Assessment relating to the Remodelling and Refurbishment of the Wrexham Markets', dated August 2022;
- AEON Archaeology 'Written Scheme of Investigation for Archaeological Watching Brief' (ref: V2.0 - A.0372.1), dated June 2022.

3. Prior to the installation of new or replacement watergoods, typical sectional details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.
4. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days' notice in writing of this meeting.
5. The development hereby permitted shall be undertaken in accordance with Section 4.0 'Archaeological Aims' and Section 5.0 'Methodology' of the AEON Archaeology 'Written Scheme of Investigation for Archaeological Watching Brief' (ref: V2.0 - A.0372.1), dated June 2022, at all times during construction and demolition works.
6. Prior to use on site, details of all internal and external materials, including colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

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7. Where areas of further investigation are identified, and where not agreed pre-determination, details of this further intrusive investigation must be agreed in writing with the Local Planning Authority prior to implementation. This shall include details of historic fabric to be removed, and any reinstatement works to be completed either once the survey is complete or upon completion of any remedial works identified by such surveys. Where approved surveys are carried out, the results of surveys should be submitted to and approved by the Local Planning Authority in writing, along with specification and method statements for any proposed repairs prior to any remedial works commencing. Thereafter, the development shall be undertaken in accordance with the approved details and works.
8. Prior to use on site, samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.
9. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
10. All works of repair to the stonework on the High Street elevation of the building as detailed on the approved drawings shall only be carried out by a suitably qualified specialist appointed by the applicant and agreed in writing with the Local Planning Authority. The works of repair shall not commence until a method statement and specification for repair have been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with the details as are approved.
11. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.
12. 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.

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Reason(s)

1. In order to comply with the Section 91 (3) of the Town and Country Planning Act 1990.
2. To comply with Section 71ZA(2) of the Town and Country Planning Act 1990.
3. To ensure that the detailed specification of the works is satisfactory, and no harm is caused to the heritage asset or the historic environment.
4. To protect the integrity of the Listed Building
5. To ensure that no harm, or destruction is caused to any archaeological remains or historic features as a result of the demolition and construction works, in the interest of protecting the historic environment.
6. To ensure that the detailed specification of the works is satisfactory, and no harm is caused to the heritage asset or the historic environment.
7. To ensure that the detailed specification of the works is satisfactory, and no harm is caused to the heritage asset or the historic environment.
8. To ensure that the detailed specification of the works is satisfactory, and no harm is caused to the heritage asset or the historic environment.
9. To ensure the works reflect the character and appearance of the building.
10. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building.
11. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building.
12. 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

1. Listed Building Consent application (ref: P/2022/0789) runs concurrently with this planning application. No works approved under this planning permission can commence until such time as the Listed Building Consent approval is also issued.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm