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 Ms Janine Beggan

Agent Mr Craig Baines
The Byre,
Croesnewydd Hall,
Wrexham, United
Kingdom, LL13 7YP

Reference P/2024/1395

Date Received 05/09/2024

Decision Date 12/12/2024

Town and Country Planning Act, 1990

Location of Application

Wrexham Carnegie Library, Queen's Square, Wrexham, LL11 1AT

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO
SINGLE STOREY REAR EXTENSION

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 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE6 - Waste Water Treatment and River Water Quality
R2 - Development within the Wrexham City Centre Masterplan Area
SP8 - Economic Growth, Employment and Enterprise
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP7 - Wrexham City
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	12/12/2024	Planning permission issued

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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.

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wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 3327-CWC-XX-RP-ME-0002 - Strip Out Scope of Works;
   - WOL-LAW-X-B01-DR-A-041101_C00 - Basement Floor Soft Strip Plan;
   - WOL-LAW-X-G00-DR-A-041102_C00 - Ground Floor Soft Strip Plan;
   - WOL-LAW-X-U01-DR-A-041103_C00 - First Floor Soft Strip Plan;
   - WOL-LAW-X-X-DR-A-740001_ P00 - GL.12 A.WC Setting Out;
   - WOL-LAW-X-X-DR-A-740002_P00 - GL.13 A.WC Setting Out;
   - WOL-LAW-X-X-DR-A-740003_P00 - GL.21 A.WC Setting Out;
   - WOL-LAW-X-X-DR-A-740004_P00 - FL.12 A.WC Setting Out;
   - WOL-LAW-X-X-DR-A-740005_P00 - FL.02 Male WC Setting Out;
   - WOL-LAW-X-X-DR-A-740006_P00 - FL.03 Female Setting Out;
   - WOL-LAW-X-X-DR-A-740007_P00 - Typical Cleaner Setting Out
   - WOL-LAW-X-B01-DR-A-041004_P03 - Basement Floor Demolition Plan;
   - WOL-LAW-X-G00-DR-A-041005_P04 - Ground Floor Demolition Plan;
   - WOL-LAW-X-U01-DR-A-041006_P03 - First Floor Demolition Plan;
   - WOL-LAW-X-R01-DR-A-041007_P03 - Roof Demolition Plan;
   - WOL-LAW-X-X-DR-A-042001_P03 - Demolition Elevations;
   - WOL-LAW-X-B01-DR-A-051001_P01 - Proposed Basement Fire Strategy;
   - WOL-LAW-X-G00-DR-A-051002_P01 - Proposed Ground Floor Fire Strategy;

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- WOL-LAW-X-U01-DR-A-051003_P01 - Proposed First Floor Fire Strategy;
- WOL-LAW-X-B01-DR-A-061001_P04 - Proposed Basement Floor Plan;
- WOL-LAW-X-G00-DR-A-061002_P05 - Proposed Ground Floor Plan;
- WOL-LAW-X-U01-DR-A-061003_P05 - Proposed First Floor Plan;
- WOL-LAW-X-R01-DR-A-061005_P04 - Proposed Roof Plan;
- WOL-LAW-X-X-DR-A-062001_P03 - Proposed Elevations;
- WOL-LAW-X-X-DR-A-063001_P00 - Proposed Sections A-A & B-B;
- WOL-LAW-X-X-DR-A-063003_P00 - Proposed Sections C-C & D-D;
- WOL-LAW-X-X-DR-A-063005_P00 - Proposed Section E-E;
- WOL-LAW-X-X-DR-A-069001_P04 - Proposed Site Plan;
- WOL-LAW-X-B01-DR-A-220001_P01 - Proposed Basement Internal Partition Type Plan;
- WOL-LAW-X-G00-DR-A-220002_P01 - Proposed Ground Floor Internal Partition Plan;
- WOL-LAW-X-U01-DR-A-220003_P01_Proposed First Floor Internal Partition Type Plan;
- WOL-LAW-X-X-DR-A-220004_P00 - Internal Partitions - Typical Plan Details;
- WOL-LAW-X-X-DR-A-220005_P00 - Internal Partitions - Typical Section Details;
- WOL-LAW-X-X-DR-A-220006_P00 - Internal Partitions - Services Penetrations Details;
- WOL-LAW-X-X-DR-A-245001_P01 - Proposed Platform Lift;
- WOL-LAW-X-X-DR-A-27002_P03 - Proposed Roof Details;
- WOL-LAW-X-X-DR-A-27003_P01 - Proposed Feature Corner Outlet Detail;
- WOL-LAW-X-X-DR-A-270010_P01 - Proposed Roof Details - Sheet 1 of 4;

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- WOL-LAW-X-X-DR-A-270011_P00 - Proposed Roof Details - Sheet 2 of 4;
- WOL-LAW-X-X-DR-A-270012_P01 - Proposed Roof Details - Sheet 3 of 4;
- WOL-LAW-X-X-DR-A-270013_P01 - Proposed Roof Details - Sheet 4 of 4;
- WOL-LAW-X-X-DR-A-270103_P00 - Proposed Restoration Works to Bell Tower;
- WOL-LAW-X-X-DR-A-300001_P02 - Repair/Replacement Windows & Doors Schematic;
- WOL-LAW-X-X-DR-A-300003_P01 - Proposed Timber Window Details;
- WOL-LAW-X-X-DR-A-300102_P01 - Proposed Metal Windows & Timber Door Repairs;
- WOL-LAW-X-X-DR-A-300103_P01 - Proposed Metal Window Secondary Glazing Details;
- WOL-LAW-X-X-DR-A-300104_P01 - Proposed Timber Window Secondary Glazing Details;
- WOL-LAW-X-X-SH-A-300002_P02 - Proposed Timber Window Schedule;
- WOL-LAW-X-X-SH-A-300004_P02 - Proposed External Door and Louvre Schedule;
- WOL-LAW-X-SH-DR-A-325001_P02 - Internal Door Schedule;
- WOL-LAW-X-X-DR-A-324001_P01 - Proposed Internal Glazed Screens;
- WOL-LAW-X-X-DR-A-325002_P00 - Kitchen Fire Curtain;
- WOL-LAW-X-B01-DR-A-065001_P02 - Proposed Basement Ceiling Plan;
- WOL-LAW-X-G00-DR-A-065002_P02 - Proposed Ground Floor Ceiling Plan;
- WOL-LAW-X-U01-DR-A-065003_P02 - Proposed First Floor Ceiling Plan;
- WOL-LAW-X-X-DR-A-350001_P00 - Proposed Ceiling Details 01;
- WOL-LAW-X-X-DR-A-350002_P00 - Proposed Ceiling Details 02;

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wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

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- WOL-LAW-X-B01-DR-A-400001_P02 - Proposed Basement Floor Finishes Plan;
- WOL-LAW-X-G00-DR-A-400002_P02 - Proposed Ground Floor Finishes Plan;
- WOL-LAW-X-U01-DR-A-400003_P02 - Proposed First Floor Finishes Plan;
- WOL-LAW-X-X-DR-A-400101_P01 - Existing and Proposed Sub-Floor Plan;
- WOL-LAW-X-X-DR-A-730001_P00 - Proposed Kitchen Setting Out;
- WOL-LAW-X-X-DR-A-060001_P00 - Proposed Building Extension - Plans and Sections;
- WOL-LAW-X-X-DR-A-060002_P00 - Proposed Building Extension - Elevations;
- 0602_P01 - Drainage Scheme Proposed Layout;
- Heritage Impact Assessment by Geraint Roberts Associates;
- Preliminary Ecological Assessment, Preliminary Bat Roost Assessment and Emergence Survey dated August 2024.

3. No part of the development shall be first used until a plan to provide a full landscaping scheme incorporating net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full in the first planting season following the approval of the details, and thereafter maintained for the lifetime of the development.

4. Prior to the commencement of works on the extension hereby permitted, full details of detailing and materials, including any security or vandal proofing requirements, rainwater goods, rainwater disposal and flashing shall be submitted to and approved in writing by the Local Planning Authority.

   The development shall be carried out in complete accordance with the approved details.

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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. In order to ensure the preservation of the historic importance of the building, having regarding to Policy SP15 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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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