**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** Mr Lee Chaloner

**Reference** P/2024/1489

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

**Date Received** 04/10/2024

**Decision Date** 03/02/2025

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## Town and Country Planning Act, 1990

### Location of Application

61 KING STREET, WREXHAM, LL11 1HR

### Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH A2 (SWYDDFEYDD) I DEFNYDD CYMYSG DDOSBARTH DDOSBARTH A2 (SWYDDFEYDD) A SUI GENERIS (TŶ AMLFEDDIANNAETH)

CHANGE OF USE OF BUILDING FROM CLASS A2 (OFFICES) TO MIXED USE CLASS A2 (OFFICES) AND SUI GENERIS (HOUSE IN MULTIPLE OCCUPATION)

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

**National Policies and Technical Advice Notes (TAN):**
Planning Policy Wales Ed 12
Future Wales Plan 20-40
TAN 12 – Design
TAN 18 - Transport

**Wrexham Local Development 2013 – 2028:**

H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 03/02/2025 | 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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
KS/PD/01
KS/PD/03
KS/PD/04 REV C
KS/PD/05

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on dwg no. S/PD/04 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Development shall take place in strict accordance with approved document: Noise Assessment Report: Reference: RSA475/2024, dated 05 July 2024 and the detailed scheme of noise insulation and / or attenuation measures shall be fully implemented prior to the first occupation of the development and thereafter retained.

5. The vehicular parking and turning areas as shown on the plans(s) numbered [KS/PD/05] shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

**Reason(s)**

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**Date Received** 04/10/2024

**Decision Date** 03/02/2025

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. To ensure adequate residential amenity is afforded to the occupiers of the use hereby permitted in accordance with Policy DM1 of the Wrexham Local Development Plan

5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

**Note(s) to applicant**

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/

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**Applicant** Mr Lee Chaloner

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

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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