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 DEMETRIS DEMETRIOU	**Code Number**	WRR P/2024/0251
Agent	CARL HUGHES HDS ARCHITECTURAL THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	**Date Received**	26/03/2024
		Decision Date	20/05/2024

Town and Country Planning Act, 1990

Location of application

6-8, EGERTON STREET, WREXHAM, LL11 1LW

Description of application

NEWID SIOP A SWYDDFA YN 4 RHANDY 1 YSTAFELL WELY AC YN 1 RHANDY 2 YSTAFELL WELY / CONVERSION OF SHOP AND OFFICE TO 4 NO. 1 BEDROOM APARTMENTS AND 1 NO. 2 BEDROOM APARTMENT

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

DM1	Development Management Considerations
H6	Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
R2	Development within the Wrexham Town Centre Masterplan Area
SP1	Housing Provision
SP2	Location of Development
SP5	Planning Obligations
SP7	Wrexham City
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	20/05/2024	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 five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered WF/PD/03, WF/PD/04 and as contained within the application documentation.
3. Before works commence, full details of the proposed bin and bike storage areas, including proposed materials shall be submitted to and agreed by the Local Planning Authority. The details as approved shall be implemented before the first occupation of any dwelling hereby approved and shall thereafter be permanently retained for such purposes unless otherwise agreed by the Local Planning Authority.
4. Before any works commence, further details shall be submitted for approval by the Local Planning Authority setting out how privacy will be maintained to any future occupiers of the proposed dwellings and any nearby dwellings through the provision of appropriate screening or glazing to the windows facing out on to Egerton Street and the side elevation facing north east. The details as approved shall be fully implemented before the first occupation of any dwelling and shall thereafter be permanently retained unless agreed in writing by the Local Planning Authority.
5. The Net Biodiversity Benefit measures as outlined on plan no: WF/PD/04 received on 29th April 2024 shall be fully implemented and installed prior to the first occupation of any residential unit hereby approved, and shall be retained as such for the lifetime of the development.
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. No part of the development shall commence until a scheme of noise insulation and attenuation measures between each floor and the floor with the commercial use as well as any wall with any neighbouring commercial usage in compliance with Building Regulations Guidance: Part E - Resistance to the Passage of Sound, has been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be permanently retained.

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8. No part of the development shall commence until a noise survey has been carried out, and a detailed report of the survey findings has been submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 - 23:00 hours) and Night (23:00 - 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 - Noise. The report of the noise survey findings shall include:
a) Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact upon the existing or proposed accommodation, and
b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing or occupants of the proposed accommodation hereby approved.
The measures as are approved shall be fully implemented prior to the first occupation / use 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 71ZA (2) of the Town and Country Planning Act 1990.
3. For clarity in terms of the appearance of the proposed bin and bike storage areas and to ensure there is no adverse impact upon visual amenity.
4. In the interests of residential amenity and the protection of the privacy of future occupiers of the dwellings.
5. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
6. 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.
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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Note(s) to applicant

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.
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.

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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.

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.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction 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
Chief Officer Economy and Planning

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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