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 John Gallanders

Agent Mr Geraint Roberts
2, Maes Derw,
Llanfechain, SY22
6XN

Reference P/2024/1701

Date Received 23/12/2024

Decision Date 02/04/2025

Historic Environment (Wales) Act 2023

Location of Application

3 MAESGWYN ROAD, WREXHAM, LL11 2AP

Description of Application

CANIATÂD ADEILAD RHESTREDIG AR GYFER NEWIDIADAU MEWNOL AC ALLANOL I ADEILAD ER MWYN GALLUOGI TROSI I DDARPARU LLEOEDD ADDYSG, CAFFI, AMGUEDDFA A LLETY BYW Â CHYMORTH

LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS TO BUILDING TO ENABLE CONVERSION TO PROVIDE EDUCATION SPACES, CAFE, MUSEUM AND ASSISTED LIVING ACCOMMODATION

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

National Policies and Technical Advice Notes (TAN):
TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
SP15 - Historic and Cultural Environment
SP2 - Location of Development

Revision	Date	Description of Decision
0	02/04/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

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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):
   - Site Location Plan, Drawing no: TMRS-GRA-XX-XX-DR-A-Ex01 Rev E01;
   - Proposed Block Plan, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr01 Rev P01;
   - Proposed Floor Plans, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr03 Rev P01;
   - Proposed Roof Plan, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr04 Rev P01;
   - Proposed Elevations 1 of 2, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr05 Rev E02;
   - Proposed Elevations 2 of 2, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr06 Rev P01;
   - Proposed Floor Plans - Superintendents House - Supported Living, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr07 Rev P01;
   - Proposed Ground Floor Plan - TMRS-GRA-XX-XX-DR-A-Pr08 Rev P01;
   - Proposed Sections A-A & B-B, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr10 Rev P01;
   - Proposed Main Entrance Elevation & Sections, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr11 Rev E01;
   - Proposed Ground floor Fire Strategy Plan, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr15 Rev P01;
   - Proposed Double Glazed Sash Window Details, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr18 Rev P01;
   - Existing Window Details and Typical Secondary Glazing Detail, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr19 Rev P01;
   - Proposed Timber Doors, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr20 Rev P01;
   - Typical Flat Roof Details, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr21 Rev P01;
   - Typical Balustrade Upgrade Detail, Drawing no: TMRS-GRA-XX-XX-DR-A-Pr22 Rev P01;
   - TYP, Patent Glazing Support Framework, Drawing no: 5078-BRP-XX-XX-DR-C-0004 Rev P01;

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- TYP, Patent Glazing Support Framework, Drawing no: 5078-BRP-XX-XX-DR-C-0005 Rev P01;
- Proposed Section 106 Connection Detail, Drawing no: 5078-BRP-XX-XX-DR-C-0006 Rev P01;
- Proposed Drainage Construction Details Sheet 2, Drawing no: 5078-BRP-XX-XX-DR-C-0007 Rev P01;
- Proposed Remedial Works, Drawing no: 5078-BRP-XX-XX-DR-C-0008 Rev P01;
- Proposed Drainage Construction Details Sheet 1, Drawing no: 5078-BRP-XX-XX-DR-C-0009 Rev P02;
- Lean-To Construction, Drawing no: 5078-BRP-XX-XX-DR-C-0014 Rev P02;
- Foundation Layout, Drawing no: 5078-BRP-XX-XX-DR-C-0016 Rev P01;
- Ground Floor Superstructure Plan, Drawing no: 5078-BRP-XX-XX-DR-C-0017 Rev P01;
- First Floor Superstructure, Drawing no: 5078-BRP-XX-XX-DR-C-0018 Rev P01;
- TYP, Timber Frame Elevations & Connection Details, Drawing no: 5078-BRP-XX-XX-DR-C-0020 Rev P01;
- TYP, Reinforced Concrete Roof, Drawing no: 5078-BRP-XX-XX-DR-C-0021 Rev P01;
- TYP, Mezzanine Floor Plan & Connection Details, Drawing no: 5078-BRP-XX-XX-DR-C-0022 Rev P01;
- TYP, Sliding Wall Support Framework, Drawing no: 5078-BRP-XX-XX-DR-C-0023 Rev P01;
- Proposed Ventilation Layout, Drawing no: 16897-DB3-B01-XX-DR-M-57001 Rev P03;
- Proposed Roof Dormer Plan, Drawing no: 16897-DB3-B01-XX-DR-M-57003 Rev P03;
- Space Heating Schematics, Drawing no: 16897-DB3-B01-XX-DR-M-50001 Rev P01;
- Proposed Plant Room Power and Data Layout, Drawing no: 04;
- Proposed Containment Layout, Drawing no: 16897-DB3-B01-XX-DR-E-61001 Rev P01;
- Proposed Fire and Security Alarms Layout, Drawing no: 16897-DB3-B01-XX-DR-E-61001 Rev P01;

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- Proposed Lighting Layout, Drawing no: 16897-DB3-B01-XX-DR-E-63001 Rev P01;
- Proposed Above Ground Drainage Layout, Drawing no: 16897-DB3-B01-XX-DR-M-52001 Rev P03;
- Proposed Domestic Services Layout, Drawing no: 16897-DB3-B01-XX-DR-M-53001 Rev P03;
- External Staircase, Drawing no: 00024W-BRP-XX-XX-DR-C-0019 Rev P01;
- Condition Survey and Recommendations - November 2023 by Geraint Roberts Associates;
- Structure Condition Assessment Dated December 2024 Rev P01;
- Historic Building Survey dated May 2022 V 1.0;
- Heritage Impact Assessment dated December 2024by Geraint Roberts Associates;
- Methodology Information dated March 2025 by Geraint Roberts Associates.

3. Notwithstanding the approved plans, prior to their installation full details of the en-suite bathrooms to be provided within the Superintendent's House shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

4. Prior to their installation on the building, details of the following shall be submitted to and approved in writing by the Local Planning Authority:
   - New and replacement brickwork;
   - New and replacement roof covering;
   - Patent glazing;
   - Plasters;
   - Mortars.

   Material samples shall be provided on site for assessment by the Council's Conservation Officer. The works shall only be carried out in strict accordance with such details as are approved.

Reason(s)

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

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1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. In the interests of preserving the character and historic importance of the Listed building, having regard to Policies DM1 and SP15 of the Wrexham Local Development Plan.

4. To ensure the works reflect the character and appearance of the building in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

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