

ADDENDUM

Pages

11-22

Code Number

P/2022/0597

Representations

1 representation objecting to the application expressing the following concerns:

- Loss of second floor space that is used in conjunction with ground floor retail space;
- Harm to the viability of the retail unit;
- Conflict with policies R3 and R1; and
- Harm to any key retail unit in a Primary Shopping Street outweighs the proposed benefits of the application.

Observations

Due to the late submission of the representation it has not been possible to give the issues raised full consideration or to invite a response from the applicants if appropriate.

Recommendation

That the application be deferred to enable the representations to be given further consideration.

Pages

23-40

Code Number

P/2023/0500

Consultations

Councillor Robert Walsh: Supports the application.

Recommendation

Amendment to condition 6:

No part of the development shall commence until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for, but not be limited to, native species tree and hedgerow planting, the planting of trees to replace any trees to be removed at a ratio of 3:1, measures to deliver a net benefit to biodiversity, a timetable for implementation and a Landscape Management Plan.

Additional condition required:

The development hereby permitted shall not be occupied until a scheme of low and zero carbon technology has been implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the measures installed in accordance with the scheme shall be retained.

Reason: To ensure the development minimises energy use and carbon emissions in accordance with Policy RE1 of the Wrexham Local Development Plan.