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	MIKHAIL APUKHTIN M1 INVESTMENTS LTD	**Code Number**	WRR P/2022/0837
Agent	CTD ARCHITECTS CLERK BANK HOUSE CLERK BANK LEEK ST13 5HE	**Date Received**	31/08/2022
		Decision Date	17/07/2024

Town and Country Planning Act, 1990

Location of application

IMPERIAL BUILDINGS, KING STREET, WREXHAM, LL11 1HE

Description of application

NEWID DEFNYDD I LLAWR CYNTAF AC AIL LAWR O SWYDDFEYDD I 14 UNED PRESWYL (1O FFLAT STIWDIO A 4 FFLATIAU UN YSTAFELL WELY) / CHANGE OF USE OF FIRST AND SECOND FLOORS FROM OFFICES TO 14 RESIDENTIAL UNITS (10 NO. STUDIO APARTMENTS AND 4 NO. 1 BEDROOM APARTMENTS)

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

CF2	Provision of New Open Space
DM1	Development Management Considerations
H2	Affordable Housing
H6	Conversion of Buildings to Self-Contained Flats or Houses in
NE1	Multiple Occupation
NE6	International and National Nature Conservation Designations
SP1	Waste Water Treatment and River Water Quality
SP11	Housing Provision
SP12	Transport and Accessibility
SP14	Design Principles & Masterplanning Framework
SP15	Natural Environment
SP2	Historic and Cultural Environment
SP5	Location of Development
SP7	Planning Obligations
T1	Wrexham City
	Managing Transport Impacts

Revision	Date	Description of Decision
0	17/07/2024	Planning permission issued
1	24/09/2024	P/2024/1290 – Conditions 3, 4 and 5 Discharged

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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.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered AL11 Rev B, AL12 Rev C, AL13 Rev A, AL02 and AL09, and as contained within the application documentation.

3. 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.

Condition 3. Discharged (P/2024/1290) – 24/09/2024

4. No part of the development shall commence until a scheme of noise insulation and attenuation measures between the ground and first floors and the first and second floors, 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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Condition 4. Discharged (P/2024/1290) – 24/09/2024

5. No part of the development shall commence until a drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide for the disposal of foul and surface water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

Condition 5. Discharged (P/2024/1290) – 24/09/2024

6. Prior to first use of the development the site shall be laid out in strict accordance with block plan ref: AL02.

7. No part of the development shall be beneficially occupied until 2 No. Woodstone Swift Nest Boxes have been implemented on site in strict accordance the details shown on approved plan ref: AL13 Rev A and Product Reference Sheet SKU 906170120. The Boxes shall be retained thereafter for the lifetime of the development.

8. The cycle and bin storage areas as shown on approved drawing ref: AL09 shall be fully implemented prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the purposes of cycle and refuse storage at all times.

9. No part of the development shall be occupied until a Servicing and Management Plan for the building has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of the management of the refuse storage and collection, and maintenance of all communal areas, access, corridors, lifts and stairways. The building shall thereafter be serviced and managed in strict accordance with the Plan as is approved.

Reason(s)

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

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2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3. To ensure that a satisfactory unit of residential accommodation is maintained within the premises in accordance with Policy DM1 of the Wrexham Local Development Plan.

4. To protect the amenities of the future occupiers of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. To prevent pollution of the water environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

6. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

7. 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).

8. To protect the amenities of the occupiers of the dwellings, highway safety and the character and appearance of the area, in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

9. To protect the amenities of the occupiers of the dwellings, highway safety and the character and appearance of the area, in accordance with Policies DM1 and 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.

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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.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio Chief Officer Economy and Planning

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