

In pursuance of its powers under the Acts and 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



Applicant MR ABDREW SAIDU

Reference P/2024/0199

Agent MR RICHARD
GRATTON
EDGE ARCHITECTS NW
LTD
10 EVERARD ROAD
RHOS ON SEA
COLWYN BAY
LL28 4EY

Date Received 08/03/2024

Decision Date 08/07/2024

Town and Country Planning Act, 1990

Location of Application

24 SALISBURY ROAD, WREXHAM, LL13 7AS

Description of Application

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DOSBARTH C4
CHANGE OF USE FROM CLASS C3 DWELLING TO CLASS C4 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):

TAN 12 : Design

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP1 - Housing Provision

SP12 - Design Principles & Masterplanning Framework

SP15 - Historic and Cultural Environment

SP2 - Location of Development

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T1 - Managing Transport Impacts

T2 - Active Travel

Revision	Date	Description of Decision
0	08/07/2024	Planning permission issued

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):
 1. Drawing 24.CON-088-L1 revision A;
 2. Drawing 24.CON-088-01;
 3. Drawing 24.CON-088-02;
 4. Drawing 24.CON-088-B1 revision f (Block Plan);
 5. Drawing 24.CON-088-P1 revision f (Parking Plan);
 6. Drawing 24.CON-088-03 revision A;
 7. Drawing 24.CON-088-04 revision C.
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) in the form of bat/bird boxes shown on drawings 24.CON-088-4 revision C and 24.CON-088-B1 revision F have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

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4. Prior to first use of the development the on-site bicycle parking facilities shown on the approved plan shall be provided. Notwithstanding the approved details, one of the cycle parking spaces shall be a Sheffield stand suited to accommodate disabled users. The facilities shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.
5. The rear garden shall be used to provide drying areas and recreation space. Bin storage shall be to the rear of the property in accordance with the approved plans. These facilities shall be made available for use by all residents and maintained in strict accordance with the details contained in the application documentation.
6. The property shall be limited to six bedrooms with a maximum occupancy of nine persons at any one time. The communal living areas of the kitchen, dining room, study room and living room shall remain as communal living areas at all times.
7. Prior to the first use of the development the site shall be laid out in strict accordance with drawings 24.CON-088-B1 revision F and 24.CON-088-P1 revision F.
8. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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9. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
10. Prior to first use of the development hereby permitted a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
11. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.
12. There shall be no gates or other means of enclosure across the vehicular access point or along the driveway leading to the rear parking/turning area.

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 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 assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 Reason: To ensure a good standard of living accommodation for residents of the property in accordance with Policy H6 of the Local Development Plan.
- 6 To control the intensity of residential use at the property.
- 7 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 8 To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 9 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 10 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 11 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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- 12 In the interests of highway safety, in accordance with Policy DM1 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.

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.

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In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being asked to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway;
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:
 - No surface water from the applicants site should be allowed to drain onto the public highway;
 - The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings from spreading;

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- No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length.

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

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 request to healthandhousing@wrexham.gov.uk

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/>

A handwritten signature in black ink, appearing to be 'DF', written over a horizontal line.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)