

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 JIMMY OLIVER NEWSHAM PARK ESTATES	Code Number	WRO P/2022/0134
Agent	MR CRAIG BAUGH CB ARCHITECTURAL DESIGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	08/02/2022
		Decision Date	09/05/2024

Town and Country Planning Act, 1990

Location of application

30 HIGH STREET, WREXHAM, LL13 8HY

Description of application

ADDASU'R AIL A'R TRYDYDD LLAWR I GREU FFLAT STIWDIO /
ALTERATIONS TO SECOND AND THIRD FLOORS TO CREATE A STUDIO
APARTMENT

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

H6	Conversion of Buildings to Self-Contained Flats or Houses in
NE1	Multiple Occupation
NE6	International and National Nature Conservation Designations
SP11	Waste Water Treatment and River Water Quality
SP12	Transport and Accessibility
SP14	Design Principles & Masterplanning Framework
SP15	Natural Environment
SP2	Historic and Cultural Environment
SP7	Location of Development
T1	Wrexham City
	Managing Transport Impacts

Revision	Date	Description of Decision
0	09/05/2024	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 827/L(2)03 Rev A, and as contained within the application documentation.
3. The cycle and bin storage area shown on plan ref: 827/L(2)03 Rev A shall be implemented on site. 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.

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. To ensure that a satisfactory unit of residential accommodation is retained within the premises and to protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.

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