

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 OLIVIER NEWSHAM PARK ESTATES	Code No	WRO P/2023/0309
Agent	CB ARCHITECTURAL DESIGN MR CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	09/05/2023
		Decision Date	02/05/2024

Town and Country Planning Act, 1990
Section 73

Location of application

30 HIGH STREET AND 24 TEMPLE ROW, WREXHAM, LL13 8HY

Description of application

NEWID I GANIATAD CYNLLUNIO P/2019/0667 I NEWID CYNLLUNIAU
CYNLLUN LLAWR / AMENDMENT TO PLANNING PERMISSION
P/2019/0667 TO AMEND FLOOR LAYOUT PLANS

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	02/05/2024	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) referenced 827/L(2)02 Rev E approved as part of this application, and 827/L(2)02 Rev A and 300_SUNPIPE_Slate_Ceiling approved in connection with planning permission reference P/2019/0667.
3. Prior to first beneficial use of the relevant part of works, details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first use of the relevant part of works and shall thereafter be permanently retained.
4. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.
5. Prior to first beneficial use of the development, a detailed plan to provide net benefit for biodiversity (NBB) shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
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5. 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).



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