

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	MRS LILLIE GRADEL	Code Number	WRR P/2023/0757
Agent	MRS JANINE BEGGAN WREXHAM COUNTY BOROUGH COUNCIL ECONOMY AND PLANNING LAMPIT STREET WREXHAM LL11 1AR	Date Received	20/10/2023
		Decision Date	02/02/2024

Town and Country Planning Act, 1990

Location of application

59 HOPE STREET, WREXHAM, LL11 1BE

Description of application

NEWID DEFNYDD LLORIAU UCHAF MEWN 2 RANDY I GAEL MYNEDIAD ATYNT TRWY FAN CYMUNEDOL AR Y LLAWR GWAELOD / CHANGE OF USE OF UPPER FLOORS TO 2 NO. APARTMENTS TO BE ACCESSED VIA COMMUNAL SPACE AT GROUND FLOOR

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

DM1	Development Management Considerations
SP15	Historic and Cultural Environment
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	02/02/2024	Planning permission issued
1	21/05/2024	Discharge of conditions 4 and 5 approved P/2024/0200

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.

Applicant	MRS LILLIE GRADEL	Code Number	WRR P/2023/0757
Agent	MRS JANINE BEGGAN WREXHAM COUNTY BOROUGH COUNCIL ECONOMY AND PLANNING LAMPIT STREET WREXHAM LL11 1AR	Date Received	20/10/2023
		Decision Date	02/02/2024

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 2237 010 A, 2237 100 as contained within the application documentation.
3. Prior to the first beneficial occupation of either unit of residential accommodation hereby approved, the recommendations and mitigation proposed in approved document - acoustic report ref: 21847R01JPSW shall be fully implemented and shall be fully retained for the lifetime of the development.
4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

Date Approved: 21/05/2024 Reference Number: P/2024/0200

By: Wrexham County Borough Council

Approved Details: Drawing no. 220 dated 29/02/2024

5. Prior to its installation, detailed scaled drawings and sections of any proposed secondary glazing to existing windows shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the approved details and shall be retained in perpetuity.

Date Approved: 21/05/2024 Reference Number: P/2024/0200

By: Wrexham County Borough Council

Approved Details: Drawing no. 504 dated 26/02/2024

6. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason(s)

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

Applicant	MRS LILLIE GRADEL	Code Number	WRR P/2023/0757
Agent	MRS JANINE BEGGAN WREXHAM COUNTY BOROUGH COUNCIL ECONOMY AND PLANNING LAMPIT STREET WREXHAM LL11 1AR	Date Received	20/10/2023
		Decision Date	02/02/2024

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To protect the residential amenity of future occupiers in accordance with Policy DM1 of the Local Development Plan.
4. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).
5. In the interests of preserving and enhancing the Conservation Area in accordance with Policy SP15 of the Local Development Plan.
6. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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.

Applicant	MRS LILLIE GRADEL	Code Number	WRR P/2023/0757
Agent	MRS JANINE BEGGAN WREXHAM COUNTY BOROUGH COUNCIL ECONOMY AND PLANNING LAMPIT STREET WREXHAM LL11 1AR	Date Received	20/10/2023
		Decision Date	02/02/2024

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.