

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	WREXHAM COUNTY MUSEUM	Code Number	WROP/2023 /0072
Agent	MS JANE ROYLANCE PURCELL 3RD FLOOR ST JAMES' 79 OXFORD STREET MANCHESTER M1 6FQ	Date Received	27/01/2023
		Decision Date	30/06/2023

Town and Country Planning Act, 1990
Town and Country Planning (General Regulations) 1992 - Regulation 3

Location of application

WREXHAM COUNTY MUSEUM, REGENT STREET, WREXHAM, LL11 1RB

Description of application

ESTYNIAD DEULAWR ARFAETHEDIG I'R IARD GANOLOG, ESTYNIAD DEULAWR I'R IARD YMARFER, STORFA FINIAU UN LLAWR I'R DRYCHIAD OCHR, ADEILADU AWYRELLAU YN Y TO A NEWIDIADAU I'R FFENESTRI A DRYSAU / PROPOSED 2 STOREY EXTENSION TO CENTRAL COURTYARD, 2 STOREY EXTENSION TO EXERCISE YARD, SINGLE STOREY BIN STORE TO SIDE ELEVATION, CONSTRUCTION OF ROOF VENTS AND ALTERATIONS TO WINDOW AND DOOR OPENINGS

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

EC11	Archaeology
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
PS8	Transport network
T8	Parking
FW	Future Wales: The National Plan 2040
PPW	Planning Policy Wales (Edition 11)
TAN 12	Design
TAN 24	The Historic Environment
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	30/06/2023	Planning permission issued
1	28/06/2024	Discharge of Condition 3 Traffic Management Plan – Dated 20 June 2024.

Particulars of decision that planning permission be GRANTED

Subject to the following:-

Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall be carried out in accordance with the following approved plans and documents:
 - Application Form [Dated: 27/01/2023]
 - Dwg No: 241084-PUR-00-ZZ-DR-A-1100 REV P02 - Location Plan & Site Plan
 - Dwg No: 241084-PUR-00-01-DR-A-1001 REV P02 - Existing FF Plan
 - Dwg No: 241084-PUR-00-GF-DR-A-1000 REV P02 - Existing GF Plan
 - Dwg No: 241084-PUR-00-RF-DR-A-1002 REV P02 - Existing Roof Plan
 - Dwg No: 241084-PUR-00-ZZ-DR-A-1010 REV P02 - Existing Elevations Sheet 1
 - Dwg No: 241084-PUR-00-ZZ-DR-A-1011 REV P02 - Existing Elevations Sheet 2
 - Dwg No: 241084-PUR-00-ZZ-DR-A-1020 REV P02 - Existing Sections Sheet 1
 - Dwg No: 241084-PUR-00-ZZ-DR-A-1021 REV P02 - Existing Sections Sheet 2
 - Dwg No: 241084-PUR-00-GF-DR-A-2000 REV P03 - Proposed GF Plan
 - Dwg No: 241084-PUR-00-XX-DR-A-2002 REV P02 - Proposed Roof Plan
 - Dwg No: 241084-PUR-00-ZZ-DR-A-2100 REV P02 - Proposed Section
 - Dwg No: 241084-PUR-00-XX-DR-A-2200 REV P02 - Proposed Elevations
 - Dwg No: 241084-PUR-00-XX-DR-A-2201 REV P02 - Proposed Elevations
 - Dwg No: 241084-PUR-00-SL-DR-A-2505 REV P01 - Landscape Plan
 - Dwg No: 241084-PUR-00-XX-DR-A-2902 REV P01 - Roof Demolition Plan
 - Dwg No: 241084-PUR-00-GF-DR-A-2900 REV P05 - Ground Floor Demolition Plan
 - Dwg No: 241084-PUR-00-01-DR-A-2901 REV P05 - First Floor Demolition Plan
 - Dwg No: 241084-PUR-00-XX-DR-A-2500 REV P06 - Proposed Ground Floor Plan
 - Dwg No: 241084-PUR-00-01-DR-A-2501 REV P05 - Proposed First Floor Plan
 - Dwg No: SK37 REV A - First Floor Construction Types
 - Dwg No: SK38 REV A - Planned Intrusive Disruptive Investigations
 - Dwg No: SK36 REV A - Planned Intrusive Disruptive Investigations
 - Design and Access Statement [By: Purcell; Issue: 01; Dated: December 2022]
 - Arboricultural Impact Assessment [By: Urban Green; Dated: January 2023]
 - Bat Survey Report [By: Urban Green; Dated: August 2022]
 - Email from Agent - Additional Information [Dated: 05/06/2023]
- No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

**The following details are approved in respect of condition 3:
Traffic Management Plan – Dated 20 June 2024.**

4. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
5. Prior to the commencement of the development hereby approved, and notwithstanding the submitted details, full details, locations, product and installation specifications including on-site supervision for the installation of all purpose built tree pits and associated above ground features, to include specifications for tree protection, for the installation of below ground, load-bearing tree pits, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees, shall be submitted to and approved in writing by the Local Planning Authority. The specifications are to ensure that suitable space is allocated for an appropriate quantity and standard of growing medium sufficient in volume to promote healthy root and crown development. Once agreed, specifications and locations for all load-bearing planting pits are to be clearly identified on all appropriate engineering, highways and utility drawings as a below-ground constraint. Thereafter, the development shall be carried out in accordance with the approved details and specifications
- .6. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
7. The landscaping scheme submitted and approved in connection with condition No. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
8. The landscaping scheme as carried out in connection with condition No. 7 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

9. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first beneficial use of the approved development and shall be retained thereafter for as long as the development remains in existence.
10. The mitigation measures outlined within Part 5.2 of the submitted Bat Survey Report shall be implemented in full throughout the course of the approved development and retained as such 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 comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To ensure that the works on the site properly take account of the future health of the trees in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
9. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales 11.
10. To ensure that the development does not harm the protected species identified on site in the interests of the conservation of wildlife in accordance with Policies GDP1 and EC6 of the Wrexham Unitary 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.

You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting sign.

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

<https://www.gov.uk/government/organisations/the-coal-authority>.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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.

Dwr Cymru Welsh Water:

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.



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