

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 CRAIG JONES WALES AND WEST HOUSING	Code Number	WRC P/2023/0831
Agent	MR DAVID PARRY SAER ARCHITECS 9 ASHDOWN HOUSE RIVERSIDE BUSINESS BENARTH ROAD CONWY LL32 8UB	Date Received	20/11/2023
		Decision Date	28/02/2024

Town and Country Planning Act, 1990

Location of application

COMMUNAL LOUNGE, SYLVESTER COURT, WREXHAM, LL13 8QJ

Description of application

TROSI LOLFA GYMUNEDOL YN 2 RANDY NEWYDD A LOLFA GYMUNEDOL NEWYDD A LLEOEDD PARCIO CYSYLLTIEDIG / CONVERSION OF COMMUNAL LOUNGE INTO 2 NEW APARTMENTS AND NEW COMMUNAL LOUNGE AND ASSOCIATED PARKING

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
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP2	Location of Development
SP7	Wrexham City
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	28/02/2024	Planning permission issued
1	25/02/2025	P/2025/0112 – Discharge of condition 3

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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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 approved drawings numbered:
0001-P2 Location Plan
0002-P2 Existing site plan
0003-P3 Existing plan
0004-P2 Existing elevations
0005-P1 Existing elevations 2
0012-P2 Proposed site plan
0013-P2 proposed plan
0014-P2 proposed elevations 1
0014-P2 proposed elevations 2
and as contained within the application documentation.
3. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial occupation of either residential unit hereby approved and shall be retained thereafter for the lifetime of the development.

Condition 3 Discharged (P/2025/0112) – 25/02/2025

4. The vehicular parking area as shown on approved drawing numbers(s) 0012-P2 proposed site plan shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
5. No facing materials shall be used other than materials matching those used on the existing building.

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 71ZA (2) of the Town and Country Planning Act 1990.
3. 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).
4. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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