

Applicant MR DAN GILLON

Reference P/2024/0106

Agent PEGASUS GROUP
MISS NIAMH LYON
PEGASUS GROUP 4
ST PAULS SQUARE
LIVERPOOL LS 9SJ

Date Received 01/02/2024

Decision Date 01/08/2024

Town and Country Planning Act, 1990

Location of Application

THE OLD REGISTRY 23 CHESTER STREET WREXHAM LL13 8BG

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I C1 (GWESTY FFLATIAU) YN CYNNWYS ESTYNIAD I'R TO / CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO C1 (APARTHOTEL) INCLUDING ROOF EXTENSION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

TAN 12 : Design

TAN 13 : Tourism

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

NE6 - Waste Water Treatment and River Water Quality

R1 - Retail, Leisure and Commercial Centre Hierarchy

R2 - Development within the Wrexham City Centre Masterplan Area

R4 - Development outside Primary Shopping Streets

SP8 - Economic Growth, Employment and Enterprise

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP13 - Health and Wellbeing

SP14 - Natural Environment

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



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SP15 - Historic and Cultural Environment

SP2 - Location of Development

SP7 - Wrexham City

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	01/08/2024	Planning permission issued
1	13/03/2025	P/2024/1505 Approval of condition 4 (CTMP)

Particulars of decision : 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.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
1268 -03 -04-004, 1268 -03 -04-003, 1268-03-03-006, 1268-03-03-005, 1268-03-03-004, 1268-03-03-018, 1268 -02 -05-002, 1268 -02 -05-001, 1268-02-35-003, 1268-02-35-002, 1268-02-35-001, 1268-02-31-001, 1268-02-04-005, 1268-02-03-009, 1268-02-03-008, 1268-02-03-007, 1268 -02 -04-002, 1268 -02 -04-001, 1268-02-03-003, 1268 -02 -03-002, 1268 -02 -03-001
3. Development shall take place in strict accordance with approved noise survey ref: Noise Impact Assessment, Reference: 51-195-R1-2, Date: June 24 has and the detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the existing or occupants of the proposed accommodation hereby approved shall be fully implemented prior to the first occupation / use of the development.

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4. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall detail: how the works can be carried out without obstructing the public highway of Chester St. The CTMP should include consideration for the shared use by pedestrians, cyclist and cars using the access road to the Guildhall Carpark and passing the EV charging points.

Approval ref: P/2024/1505

Approved by: WCBC

Approved detail: CTMP submitted 12/03/25

Approved date: 13/03/2025

5. The development shall not be occupied until a Service and Delivery Management Plan including plans showing vehicular turning, pedestrian access, delivery, storage/loading area etc has been submitted to and approved in writing by the Local Planning Authority. Servicing and deliveries to the development shall take place in accordance with the approved Service and Delivery Management Plan.
6. Prior to first use of the development refuse and cycle storage areas shall be submitted provided in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The refuse and cycle storage areas shall thereafter be retained in accordance with the approved details.

Reason(s)

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

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



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- 4 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 In the interests of ensuring adequate storage free from the Highway in accordance with Policy DM1 of the Local Development Plan.

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.

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.

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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.

The developer is reminded that no development may take place until such time as the relevant Listed Building Consent has been granted and any pre-commencement conditions have been approved.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)