

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 HOWARD JONES BOSHAM STORE LTD	Code Number	WRO P/2022/0593
Agent	DAFYDD EDWARDS BLUEPRINT LTD OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	14/06/2022
		Decision Date	12/04/2024

Town and Country Planning Act, 1990

Location of application

5, CHURCH STREET, WREXHAM, LL13 8LS

Description of application

ADDASU SWYDFEYDD AR Y LLAWR CYNTAF I GREU 4 FFLAT /
CONVERSION OF FIRST FLOOR OFFICES TO FORM 4 NO
APPARTMENTS

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
H6	Conversion of Buildings to Self-Contained Flats or Houses in
NE1	Multiple Occupation
NE6	International and National Nature Conservation Designations
R2	Waste Water Treatment and River Water Quality
SP1	Development within the Wrexham Town Centre Masterplan Area
SP11	Housing Provision
SP12	Transport and Accessibility
SP14	Design Principles & Masterplanning Framework
SP15	Natural Environment
SP2	Historic and Cultural Environment
SP5	Location of Development
SP7	Planning Obligations
T1	Wrexham City
	Managing Transport Impacts

Revision	Date	Description of Decision
0	12/04/2024	Planning permission issued

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

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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 approved drawing(s) numbered BC155/004 1 of 3 Rev B, BC155/004 2 of 3 Rev B and BC155/004 3 of 3 Rev B, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. No part of the development shall commence until a scheme of noise insulation and attenuation measures between floors and walls has been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation of any of the flats hereby permitted and shall thereafter be permanently retained.
5. The scheme of noise attenuation and noise insulation measures outlined in the submitted Noise Survey and Impact Assessment Report by Redfan Solutions, Issue Date 02/02/24, ref: 2324 -280, shall be fully implemented prior to the first occupation of any of the flats hereby permitted. The measures shall thereafter be permanently retained.
6. Prior to first occupation of the development, a scheme of a minimum of 2 artificial swift bird boxes shall be installed on the building in strict accordance with details which shall first be submitted to and approved in writing the Local Planning Authority. The boxes shall thereafter be permanently retained.

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7. Prior to the installation of any new or replacement windows and external doors on the building, drawings to scale 1:5 and 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
8. All new and replacement rainwater goods shall be cast iron or aluminium only.
9. No part of the development shall be occupied until a Servicing and Management Plan for the building has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of the management of the refuse storage and collection, and maintenance of all communal areas, access, corridors, lifts and stairways. The building shall thereafter be serviced and managed in strict accordance with the Plan as is approved.
10. The cycle and bin storage areas as shown on approved drawing refs: BC155/004 1 of 3 Rev B, BC155/004 2 of 3 Rev B and BC155/004 3 of 3 Rev B, shall be fully laid out prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the purposes of cycle and refuse storage at all times.

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. 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.

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4. 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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6. 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).
7. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.
8. To ensure the works reflect the character and appearance of the building in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and suitable standard of residential accommodation in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.
10. To protect the amenities of the occupiers of the dwellings, highway safety and the character and appearance of the area, in accordance with Policies DM1 and SP15 of the Wrexham 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.

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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.

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

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

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Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.



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.