

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.

LAMPIT STREET,
P.O. BOX 1290,
WREXHAM,
LL11 1WL.

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Applicant

Watkin Jones & Son Limited

Code Number [WRO CB01558]

Agent

Lawray Limited,
3A Chapel Street,
Wrexham,
LL13 7DD.

Date received [29th August 1997]

Decision date [26th November 1998]

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Grant of Planning Permission

LOCATION AND DESCRIPTION

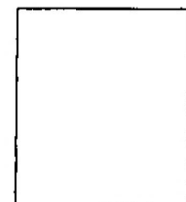
SITE BETWEEN VICARAGE HILL AND TOWN HILL, WREXHAM.

NEW STUDENT ACCOMMODATION, 2 SHOP UNITS AND NEW WINE BAR.

PARTICULARS OF DECISION

PERMISSION GRANTED

- 01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
- 02 Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- 03 The car parking and servicing facilities indicated on the approved layout shall be completed prior to occupation of any of the development and shall thereafter be retained.
- 04 The frontage of Block A shall be set back a minimum distance of 2m from the carriageway of Abbot Street to enable provision of a standard footway to be provided.
- 05 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.
- 06 Prior to commencement of any development a full noise assessment of the impact of the proposed wine bar on the adjacent first floor residential accommodation and impact of the adjoining night club (Club XS) on the new student accommodation shall be carried out. The assessment shall include details of noise insulation measures to be further approved by the Council and such measures shall be completed prior to commencement of use of the wine bar and student accommodation and thereafter retained.



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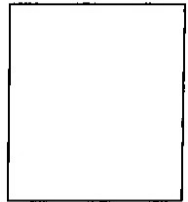
Decision date

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- 07 Notwithstanding the provision of Class A3 of the Town and Country Planning Use Classes Order, 1987 the wine bar shall not be used for hot food take-away purposes.
- 08 Prior to commencement of any development a site investigation shall be carried out to determine the nature and extent of possible contamination resulting from previous land uses. If contamination is found details of measures required to protect surface water and ground water interests shall be submitted for the further approval of the Council.
- 09 Prior to commencement of any development full details of the site's surface water disposal system must be submitted to and further approved by the Council.
- 10 The building within the area indicated by stipple on Figure 20 of the Earthworks Archaeological report dated Oct/Nov 1998 shall be constructed on a foundation of up to 15 short bored piles of a maximum diameter of 300mm. In order to safeguard the known archaeology, with the exception of the piles, there is to be no ground disturbance below a level of 200mm from the existing ground surface. The base of the evaluation trench shall be covered with a sheet of Terram and then backfilled with the material dug from it.
- 11 No development works of any kind shall begin until the presence of a contracted archaeologist has been secured on site according to the prescriptions set out in curatorial design brief and approved by the planning authority. Access, at any reasonable time, should be given to this archaeologist to enable the observation and recording of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited within the County Sites and Monuments Record, Clwyd Powys Archaeological Trust, 7a Church Street, Welshpool, Powys SY21 7DL (01938 553670) within one month of the completion of this work.

REASON(S)

- 01 To comply with Section 91(3) of the Town and Country Planning Act 1990.
- 02 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 03 and 4. In the interests of highway safety.
- 05 To ensure a satisfactory standard of development.
- 06 To protect the amenities of the occupiers of nearby properties.
- 07 To avoid likely congestion with visiting customers parking outside the premises on Town Hill.
- 08 To avoid pollution of the water environment.
- 09 To ensure an adequate method of drainage.



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10 and 11. The site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land is not lost.

Note(s) to Applicant:

- 01 Your attention is drawn to Highway Supplementary Notes 1, 3, 4, 5 and 10 on the enclosed Applicants' Rights and General Information.
- 02 You are advised to contact the Council's Chief Public Protection Officer regarding compliance with:-
 - a) the Food Safety Act 1990;
 - b) the Health and Safety at Work etc., Act, 1974; and
 - c) Council standards for Category B Houses in Multiple Occupation.
- 03 The stability of the site shall remain the responsibility of the developer.
- 04 The area referred to in condition 11 is to the north east of 26/28 Town Hill, Wrexham.

Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.