

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 KANGALINGAM RAMESHKUMAR	Code Number	RHO P/2023/0602
Agent	GO TO PROFESSIONAL SERVICES MR IIKKAN BELLIKLI 124 CITY ROAD LONDON EC1V 2NX	Date Received	29/08/2023
		Decision Date	28/02/2024

Town and Country Planning Act, 1990

Location of application

16, HIGH STREET, JOHNSTOWN, WREXHAM, LL14 2SN

Description of application

CAEL GWARED AR RISIAU MEWNOL A'I AILOSOD GYDA GRISIAU
HAEARN ALLANOL AC ADDASIADAU MEWNOL / REMOVAL OF
INTERNAL STAIRCASE AND REPLACEMENT WITH EXTERNAL IRON
STAIRCASE AND INTERNAL ALTERATIONS

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

Revision	Date	Description of Decision
0	28/02/2024	Planning permission issued

Particulars of decision that permission be 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 approved drawing(s) numbered 0313/16HIGH-01, 0313/16HIGH-02 and 0313/16HIGH-03 and as contained within the application documentation.
3. No construction materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. No use of the staircase and platforms shall be made for external recreational or storage purposes, and the staircase shall be use for access/egress to the property only.
5. The development hereby approved shall only be carried out in a precautionary manner to include the following and should any bats be discovered all works on the building shall cease and Natural Resources Wales contacted for further advice.
6. No surface water generated by the development hereby approved shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly.

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.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.
6. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 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.

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.

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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.

Due to the restricted on-site space to carry out the development, and to maintain highway safety, the applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk with regards to:

- * Skip Usage,
- * Parking for set down/pick up on the highway'
- * Survey of the condition of the highway prior to commencement of development,
- * Any lane closure or highway obstruction,
- * Protection against dust and debris on the highway, and
- * Off site parking of construction vehicles.



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

**In pursuance of its powers under the Acts
an 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**