

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

|                  |                                                                                                    |                      |                 |
|------------------|----------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR CRAIG THOMAS GLOBE<br>PROJECTS LTD                                                              | <b>Code Number</b>   | WRO P/2023/0522 |
| <b>Agent</b>     | HDS ARCHITECTURAL SERVICES<br>CARL HUGHES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date Received</b> | 28/07/2023      |
|                  |                                                                                                    | <b>Decision Date</b> | 27/10/2023      |

---

### **Town and Country Planning Act, 1990**

#### **Location of application**

33 HIGH STREET, WREXHAM, LL13 8HY

#### **Description of application**

NEWID DEFNYDD O A2 (GWASANAETHAU) I A3 (BAR)/CHANGE OF USE OF GROUND FLOOR FROM A2 (FINANCIAL) TO A3 (BAR).

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

|      |                                 |
|------|---------------------------------|
| EC14 | Protection of controlled waters |
| EC7  | Conservation Areas              |
| GDP1 | Development objectives          |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 27/10/2023 | 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 • HS/PD/01-As Existing Ground & First Floor Plans
  - HS/PD/02-As Existing Second, Third & Cellar Floor Plans
  - HS/PD/03-As Existing Elevations
  - HS/PD/04-Site Location Plan
  - HS/PD/05-Proposed Ground & First Floor Plans
  - HS/PD/06-Proposed Second, Third & Cellar Floor Plans

|                  |                                                                                                       |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR CRAIG THOMAS<br>GLOBE PROJECTS LTD                                                                 | <b>Code Number</b>   | WRO P/2023/0522 |
| <b>Agent</b>     | HDS ARCHITECTURAL<br>SERVICES<br>CARL HUGHES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date Received</b> | 28/07/2023      |
|                  |                                                                                                       | <b>Decision Date</b> | 27/10/2023      |

- HS/PD/07-Proposed Elevations and as contained within the application documentation.
3. Notwithstanding the provisions of Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without modification) no part of the premises shall be used except for the precise purposes described in the application plans and documents. The sale and preparation of hot food is not permitted without the further written approval of the Local Planning Authority.
  4. No part of the development shall commence until a scheme of noise insulation and attenuation measures, prepared by a suitably qualified and competent acoustic consultant, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall have regard to the following:
    - a) The noise climate of the surrounding area shall be protected such that the A-weighted equivalent continuous noise level (LAeq) emanating from the application site, as measured 1 metre from any façade of any noise sensitive premises over any 5 minute period with entertainment taking place shall not increase by more than 3dB as compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.
    - b) The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the 'fast' time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any 5 minute period with entertainment taking place, shall show NO increase as compared to the same measure, from the same location(s), and over a comparable period, with no entertainment taking place.

The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first use of the development and shall thereafter be retained as such.
  5. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

|                  |                                                                                                       |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR CRAIG THOMAS<br>GLOBE PROJECTS LTD                                                                 | <b>Code Number</b>   | WRO P/2023/0522 |
| <b>Agent</b>     | HDS ARCHITECTURAL<br>SERVICES<br>CARL HUGHES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date Received</b> | 28/07/2023      |
|                  |                                                                                                       | <b>Decision Date</b> | 27/10/2023      |

### 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. In the interests of protecting the adjacent amenities in accordance with Policy GDP1 of the Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy EC14 of the Unitary Development Plan.

### Note(s) to applicant

You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting sign.

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. For further information and advice regarding construction noise please contact the Council's Environmental Health & Housing Standards Team on 01978 292040. 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.

|                  |                                                                                                       |                          |                 |
|------------------|-------------------------------------------------------------------------------------------------------|--------------------------|-----------------|
| <b>Applicant</b> | MR CRAIG THOMAS<br>GLOBE PROJECTS LTD                                                                 | <b>Code<br/>Number</b>   | WRO P/2023/0522 |
| <b>Agent</b>     | HDS ARCHITECTURAL<br>SERVICES<br>CARL HUGHES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date<br/>Received</b> | 28/07/2023      |
|                  |                                                                                                       | <b>Decision<br/>Date</b> | 27/10/2023      |

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](mailto: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.

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](mailto: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

|                  |                                                                                                       |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR CRAIG THOMAS<br>GLOBE PROJECTS LTD                                                                 | <b>Code Number</b>   | WRO P/2023/0522 |
| <b>Agent</b>     | HDS ARCHITECTURAL<br>SERVICES<br>CARL HUGHES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date Received</b> | 28/07/2023      |
|                  |                                                                                                       | <b>Decision Date</b> | 27/10/2023      |

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

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to the Welsh Government for determination.

|                  |                                                                                                       |                          |                 |
|------------------|-------------------------------------------------------------------------------------------------------|--------------------------|-----------------|
| <b>Applicant</b> | MR CRAIG THOMAS<br>GLOBE PROJECTS LTD                                                                 | <b>Code<br/>Number</b>   | WRO P/2023/0522 |
| <b>Agent</b>     | HDS ARCHITECTURAL<br>SERVICES<br>CARL HUGHES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date<br/>Received</b> | 28/07/2023      |
|                  |                                                                                                       | <b>Decision<br/>Date</b> | 27/10/2023      |



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)