

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	REBECCA GARRATT DIOCESE OF WREXHAM	Code No	WRO P/2022/0857
Agent	LAWRAY ARCHITECTS JENNIFER WAGSTAFF THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/09/2022
		Decision Date	22/11/2023

Town and Country Planning Act, 1990
Section 73

Location of application

BISHOPS HOUSE, 17 SONTLEY ROAD, WREXHAM, LL13 7EN

Description of application

AMRYWIO AMOD 2 O GANIATÂD CYNLLUNIO P/2022/0444 I DDIWYGIO
CYNLLUNIAU A GYMERADWYWYD / VARIATION OF CONDITION 2 OF
PLANNING PERMISSION P/2022/0444 TO AMEND APPROVED PLANS

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

EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits

Revision	Date	Description of Decision
0	09/11/2023	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawings:
 Location Plan Drawing Number WCO-LAW-X-X-BSP-AR
 Proposed BF and GF Plans Option 1 Drawing Number WCO-LAW-X-X-DFP-AR-061003 Rev P4,
 Proposed FF and SF Plans Option 1 Drawing Number WCO-LAW-X-X-DFP-AR-061004 Rev P4,
 Proposed Front and Side Elevations Option 1 Drawing No WCO-LAW-X-X-DEL-AR-062003 Rev 4
 Proposed Rear and Side Elevation Option 1 Drawing WCO-LAW-X-X-DEL-AR-062004 Rev P5
 Proposed Rear (east) Elevation Drawing Number BHW-LAW-X-X-DR-A-062010 Rev 2,
 Proposed External Window and Door Details 3 New Office Accommodation Wing Drawing Number WCO-LAW-X-X-DCD-AR-314003 Rev P1,
 Proposed External Window and Door Details 1 Bishops House Rear Accommodation Drawing Number WCO-LAW-X-X-DCD-AR-314001 Rev P2,
 Proposed External Window and Door Details 4 New Office Accommodation Wing Drawing Number WCO-LAW-X-X-DCD-AR-314004 Rev P1,
 Proposed External Window and Door Details 2 New Office Accommodation Wing Drawing Number WCO-LAW-X-X-DCD-AR-314002 Rev P1,
 Proposed Compound Boundary/Retaining Wall details Drawing Number WCO-LAW-X-X-DDT-AR-900100 Rev P1,
 Material and Finish Drawing Number WCO-LAW-X-X-DEL-AR-062006 Rev P1,
 Gate Details email dated 16.05.2019, and as contained within the application documentation
3. Upon completion of the demolition works and prior to the commencement of any above ground level construction work on the office accommodation hereby permitted, samples of all external facing and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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4. Prior to the first occupation of the development hereby approved a scheme of hard and soft landscaping, to include a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the detail as may be approved.
5. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed
6. No new pipework, extracts, meter boxes, flues, vents or ductwork other than those shown on the approved plans shall be fixed to or formed through the external walls or roofs of the building. Any alteration to the positioning, layout or size of these works shall first be submitted to and approved in writing by the Local Planning Authority prior to being installed, and shall be carried out in accordance with the details as may be approved.
7. The development hereby approved shall be carried out strictly in accordance with the Photographic Building Survey, Project Code: A0367.1, Report no. 0353 Event PRN: 213768 approved in connection with P/2022/0517. The measures shall be fully implemented prior to the first use of the development and shall be retained for the lifetime of the development.

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 Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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6. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
7. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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 Cadw for their consideration.



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