

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 SHOEMARK	Code Number	WRC P/2018/0709
Agent	BLUEPRINT LTD ME STEVEN ELTHAM OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	21/08/2018
		Decision Date	02/11/2018

Town and Country Planning Act, 1990

Location of application

GLOW BEAUTY, 3 TO 4 CHARLES STREET, WREXHAM, LL13 8BT

Description of application

CHANGE OF USE AND EXTENSION (TO DISUSED COMMERCIAL UNITS TO THE REAR) TO PROVIDE FOUR APARTMENTS

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
GDP1	Development objectives
H2	Residential development within settlements
S2	Ground floor retailing in Wrexham town centre
T8	Parking

Revision	Date	Description of Decision
0	02/11/2018	Planning permission issued
1	02/08/2021	Discharge of conditions 4 and 7 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 Dwg No S073/003 rev A, Dwg No S073/004 rev A and as contained within the application documentation.

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3. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

4. Prior to their use on the development samples of all external facing and roofing materials shall be 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.

App Ref No: P/2021/0435 **Details Approved:** 3 no. photographs submitted 25/05/2021, Bricks and Roof tiles as shown to Case Officer during site visit undertaken on 27/07/2021 **Approved by:** Wrexham County Borough Council **Date:** 02/08/2021

5. All new or replacement windows and doors shall be installed in strict accordance with the details specified on approved drawing no S073/004 rev A. The finish of the new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority and thereafter retained for the lifetime of the development.

6. The development shall be carried out in strict accordance with Section 8.0 Daytime Survey Recommendations of the Tyrer Partnership Inspection and Assessment in Relation to Bats dated 24th April 2017.

7. Prior to commencement of development, the name and contact details of the Ecologist employed to oversee the works shall be submitted to and approved in writing by the Local Planning Authority.

App Ref No: P/2021/0435 **Details Approved:** Arbtech Watching Brief **Approved by:** Wrexham County Borough Council **Date:** 02/08/2021

8. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

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9. All new and replacement rainwater goods shall be cast iron or aluminium only.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To provide for a record of a building or buildings of local architectural or historic interest
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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6. In order to protect wildlife interests, which are afforded special protection.
7. In order to protect wildlife interests, which are afforded special protection.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure the works reflect the character and appearance of the building.



Officer Appointed for this purpose
Head of Environment 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

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