

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 STEPHEN BEVAN THAIDINE	Code No	WRO P/2023/0137
Agent	THAIDINE MR STEPHEN BEVAN BURTON BUILDINGS 26-30 BRIDGE STREET WREXHAM LL13 7HP	Date Received	05/12/2022
		Decision Date	11/07/2023

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

BURTON BUILDINGS, 26-30 BRIDGE STREET, WREXHAM, LL13 7HP

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A MEWNOL / LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

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

EC9 Listed buildings of special architectural or historic interest

Revision	Date	Description of Decision
0	11/07/2023	Listed Building Consent issued

Particulars of decision that Listed Building Consent be GRANTED Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) Bridge Street Stair Design, Floor and Elevations Dwg No. 2, Proposed Rear Elevation, Proposed Left Elevation and as contained within the application documentation.
3. Prior to their installation on the building, details of the materials of the proposed opening between the kitchen and shop floor shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing the proposed rear door shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials. The works shall only be carried out in strict accordance with such details as are approved.
5. Prior to their installation on the building, details of the proposed air conditioning units and all proposed pipework 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.

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Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the works reflect the character and appearance of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
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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.

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.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out specific works on the proposal. These

conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You are advised that an application for Building Regulations Approval will be required for the proposed works. You should ensure that any difference between the plans approved as part of this Listed Building Consent and those approved under the Building Regulations is resolved prior to commencement of development, by a formal submission of amended plans.



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