

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 JOHN BLANEY CLYDESDALE PROJECT MANAGEMENT LTD	Code No	WRO P/2020/0306
Agent	CADNANT PLANNING RHYS DAVIES 20 CONNAUGHT HOUSE RIVERSIDE BUSINESS PARK BENARTH ROAD CONWY LL32 8UB	Date Received	26/06/2020
		Decision Date	24/02/2021

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

38 TO 41, HIGH STREET, WREXHAM, LL13 8HY

Description of application

CANIATAD ADEILAD RHESTREDIG AR GYFER GWAITH TROSI I'R LLAWR
CYNTAF A'R AIL LAWYR / LISTED BUILDING CONSENT FOR CONVERSION
WORKS TO FIRST AND SECOND FLOORS

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	24/02/2021	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 development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 5711:
Location Plan
EX01 Existing basement
EX02 Existing ground floor
EX03 Existing first floor
EX04 Existing second floor
EX05 Existing front elevation
EX06 Existing rear elevation
EX07 Existing sections

SK02L proposed ground floor
SK03A Proposed front elevation
SK04C Proposed rear elevation
SK05B Proposed site layout
SK06H proposed first floor
SK07E Proposed second floor
SK07 Proposed sections
Finishes schedule

Heritage Impact statement

and as contained within the application documentation.

3. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

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 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.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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