

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> | MRS KAREN EVANS                                                             | <b>Code Number</b>   | BAN P/2022/0888 |
| <b>Agent</b>     | MRS KAREN EVANS<br>PEAR TREE COTTAGE<br>BERSHAM ROAD<br>WREXHAM<br>LL14 4HR | <b>Date Received</b> | 27/09/2022      |
|                  |                                                                             | <b>Decision Date</b> | 17/11/2022      |

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

#### **Location of application**

PICASSO HAIR, TOP SHOP, 1 HIGH STREET, BANGOR ON DEE, WREXHAM. LL13 0AU

#### **Description of application**

NEWID DEFNYDD LLAWR GWAELOD O A1 I DDEFNYDD PRESWYL MEWN CYSYLLTIAD A DEFNYDD PRESWYL PRESENNOL / CHANGE OF USE OF GROUND FLOOR FROM A1 TO RESIDENTIAL IN CONNECTION WITH EXISTING RESIDENTIAL USE

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

|      |                            |
|------|----------------------------|
| EC12 | Development and flood risk |
| EC6  | Biodiversity Conservation  |
| EC7  | Conservation Areas         |
| GDP1 | Development objectives     |
| PS1  | Settlement limits          |
| S9   | Loss of local facilities   |
| T8   | Parking                    |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 17/11/2022 | 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 drawing(s) numbered as labelled as followed:
  - HM Land Registry Plan, Title Number CYM736819
  - Hand-drawn site layout plan, Scale 1:100, Title: 1 High Street, Bangor On Dee, LL13 0AU
  - Floor Plan, Scale 1:100, Title: 1 High Street, Bangor On Dee, LL13 0AU (Formerly Picassos) and as contained within the application documentation.
3. 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.

### 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 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.

### Note(s) to applicant

It is recommend that a Flood Consequences Assessment (FCA) is undertaken in order to investigate options for incorporating flood resistance/ resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood level. It is also advised to register this address in order to receive local flood warnings.



David Fitzsimon  
Prif Swyddog Yr Economi a Chynllunio  
Chief Officer Economy and Planning

|                  |                                                                             |                 |                 |
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|                  |                                                                             | <b>Date</b>     |                 |

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)