

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 MAHAL TAYLOR REED HOMES LTD	Code Number	WRR P/2022/0876
Agent	HARPER SPERRING MR PAUL REES THE OLD SCHOOL ST JOHNS ROAD DUDLEY DY2 7JT	Date Received	04/10/2022
		Decision Date	13/12/2022

Town and Country Planning Act, 1990

Location of application

16 TO 30, KING STREET, WREXHAM, LL11 1HH

Description of application

CODI ESTYNIAD AR Y TRYDYDD LLAWR A THERAS TO I DDARPARU 27 O YSTAFELLOEDD GWELYAU I FYFYRWYR / ERECTION OF THIRD FLOOR EXTENSION AND ROOF TERRACE TO PROVIDE 27 BEDROOM STUDENT ACCOMMODATION

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
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	13/12/2022	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 CAD 2440-222 Rev 0 and CAD 2440-223 Rev 0, and as contained within the application documentation.

3. Prior to first use of the development hereby approved, a detailed scheme for the use / treatment of the external areas of the rooftop including any boundary treatments, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall thereafter be implemented prior to first use of the development, and permanently retained for the private use of the residents of the rooftop dwelling only.

4. The development hereby approved shall only be used as student accommodation and for no other purpose, and shall be for a maximum of 27 no. student residents only.

5. No part of the development shall be occupied until a Servicing and Management Plan for the building has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of the location and size of bin and cycle storage area, the management of the internal and external recreation / shared spaces, and for the storage and collection of refuse and recycling. The plan shall be fully implemented prior to first use / occupation of the development and shall thereafter be serviced and managed in strict accordance with the Plan as is approved.

6. 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 ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and to safeguard residential amenity, in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the occupiers of the building and highway safety in accordance with planning policies GDP1 and T8 of the Wrexham Unitary Development Plan.

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5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and suitable standard of accommodation in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

6. 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 in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available at:
http://www.wrexham.gov.uk/english/council/Housing/hmo_licensing.htm

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at:
<https://www.rentsmart.gov.wales/en/>



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