

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	UNIVERSAL BUILDERS	Code Number	WRO P/2017/0120
Agent	BLUEPRINT LTD STEVEN ELTHAM OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	03/02/2017
		Decision Date	03/07/2017

Town and Country Planning Act, 1990

Location of application

MINERS RESCUE CENTRE, 3 TO 5 MAESGWYN ROAD, WREXHAM, LL11 2AP

Description of application

CONVERSION OF VACANT MINERS RESCUE CENTRE TO FORM 2 NO. SELF CONTAINED APARTMENTS AND 7 NO. BEDSITS, TOGETHER WITH MUSEUM AND CAFE

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
GDP1	Development objectives
H4	Sub-division of dwellings
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	03/07/2017	Planning permission issued
1	7/6/2022	Discharge of conditions 4 and 5 approved P/2022/0506

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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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
'U007/004 Sheet 1 of 1
U007/011 Sheet 1 of 2 Rev A
U007/011 Sheet 2 of 2 Rev A
U007/012 Sheet 1 of 1
U007/013 Sheet 1 of 1 Rev C'
and contained within the application documentation.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.
4. Prior to the first use of the development hereby approved full details of all hard landscaping to include all surface and boundary treatments, bin storage area and cycle storage provision shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented in accordance with a timescale to be approved as part of the detail.

Date Approved: 7/6/2022 **Reference Number:** P/2022/0506

By: Wrexham County Borough Council

Approved Details: Drawing P01.1 19/5/2022

5. Development shall not begin until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing buildings 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 shall also be sent to the Historic Environment Record Officer, Clwyd?Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

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Approved Details: Historic Building Survey Miners' Rescue Centre, 3-5 Maesgwyn Road, Wrexham LL11 2AP (2017/0120) May 2022 V 1.0 Project Code: A0365.1 Report no. 0347 Event PRN: 213749

6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). U007/004 - Dated Nov 2016 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
7. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoin carriageway along the entire site frontage.
8. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
9. The museum and café shall not be used before 9am or after 5pm on any day.

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. The site is located in a residential area where other permitted use changes may cause detriment to the amenity of those neighbouring occupiers without further control.
4. In the interests of the visual amenity of the area and to ensure that the setting of the listed building is protected.
5. To secure a full photographic record of the original building prior to alteration/conversion.
6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.
8. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
9. To protect the amenities of the occupiers of nearby properties.

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Note(s) to applicant

The applicant is advised to ensure that adequate protection is afforded for the safe operation of the adjoining railway. This includes notifying the Railway Authority of construction works which may interfere with or over sail operational railway land. Adequate means shall be imposed to prevent the fouling of operation railway land by motor vehicles from any car parking areas. Further information should be sought from Network Rail.

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of

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foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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.



**Officer Appointed for this purpose
Head of Environment and Planning**

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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