

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	MRS REBECCA GARRATT DIOCESE OF WREXHAM	Code Number	WRO P/2018/0950
Agent	LAWRAY ARCHITECTS MR TOM BOARDMAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	09/11/2018
		Decision Date	25/07/2019

Town and Country Planning Act, 1990

Location of application

BISHOPS HOUSE, 17 SONTLEY ROAD, WREXHAM, LL13 7EN

Description of application

FULL APPLICATION FOR DEMOLITION OF EXISTING REAR OFFICE OUTBUILDING (DIS-REPAIR) AND RE-BUILD NEW OFFICE ACCOMMODATION TO SAME LOCATION AND SIMILAR FOOTPRINT, SCALE, MASSING AND FORM. DEMOLITION OF REAR SINGLE-STOREY EXTENSION TO EXISTING BISHOPS HOUSE. INTERNAL REFURBISHMENT OF REAR ACCOMMODATION OF EXISTING DWELLING. GENERAL EXTERNAL HARD LANDSCAPING CHANGES FOR EXISTING PARKING AND REMOVAL OF CAR PORT

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
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	25/07/2019	Planning permission issued
1	08/06/2022	Discharge of Condition 7

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 WCO-LAW-X-X-DSP-AR-910001 Rev P1- Location Plan, WCO-LAW-X-X-DEL-AR-062006 Rev P1 - Materials & Finishes, WCO-LAW-X-X-DEL-AR-062003 Rev P3 - Proposed Front and Side Elevations - Option 1, WCO-LAW-X-X-DEL-AR-062004 Rev P5 - Proposed Front and Side Elevations - Option 1, WCO-LAW-X-X-DCD-AR-314001 Rev P2 - Proposed external window and door details 1 New Office Accommodation Wing, WCO-LAW-X-X-DCD-AR-314002 Rev P1 - Proposed external window and door details 2 New Office Accommodation Wing, WCO-LAW-X-X-DCD-AR-314003 Rev P1 - Proposed external window and door details 3 New Office Accommodation Wing, WCO-LAW-X-X-DCD-AR-314004 Rev P1 - Proposed external window and door details 4 New Office Accommodation Wing, WCO-LAW-X-X-DFP-AR-061003 Rev P3 - Proposed BF and GF Plans - Option 1, WCO-LAW-X-X-DFP-AR-061004 rev O4 - Proposed FF & SF Plans - Option 1 , WCO-LAW-X-X-DDT-AR-900100 rev P1 - Proposed Compound Boundary / Retaining Wall Details, Gate detail email dated 16.05.2019 and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing and roofing materials have been 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.
4. Prior to the first occupation of the development hereby approved a scheme of hard and soft landscaping, to include a timescale for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the detail as may be approved.
5. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.
6. 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.

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7. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s 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 should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

App Ref No: P/2022/0517 **Documents Approved:** Photographic Building Survey, Project Code: A0367.1, Report no. 0353 Event PRN: 213768,
Approved by: Wrexham County Borough Council **Date:** 08/06/2022

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 in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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.
7. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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**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