

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 PAUL BURGESS YIELD PROPERTY SERVICES LTD	Code Number	WRO P/2019/0863
Agent	HDS ARCHITECTURAL MISS PHOEBE HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	21/11/2019
		Decision Date	02/03/2020

Town and Country Planning Act, 1990

Location of application

ALBION HOTEL AND SOUL SUITE, 1 PEN Y BRYN, WREXHAM, LL13 7HN

Description of application

DEMOLITION OF THE EXISTING FIRST FLOOR UTILITY AREA AND STAIRCASE AND EXTENSION TO EXISTING FIRST FLOOR EXTERNAL AMENITY AREA, CHANGE OF USE OF THE EXISTING PUBLIC HOUSE ON THE GROUND FLOOR AND THE EXISTING HOTEL ACCOMMODATION ON THE FIRST AND SECOND FLOORS INTO 11 NO. SINGLE OCCUPANCY BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO)

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
GDP1	Development objectives
H13	Bridge street/Cambrian Yard regeneration, Wrexham
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	02/03/2020	PLANNING PERMISSION ISSUED
1	25/10/2021	P/2021/0669 - DISCHARGE OF CONDITIONS 3 (SCHEME FOR EXTENSION TO DECKED AMENITY AREA) 8 (SERVICING AND MANAGEMENT PLAN) OF PLANNING PERMISSION P/2019/0863

Applicant	MR PAUL BURGESS YIELD PROPERTY SERVICES LTD	Code Number	WRO P/2019/0863
Agent	HDS ARCHITECTURAL MISS PHOEBE HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	21/11/2019
		Decision Date	02/03/2020

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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SS/PD/04, SS/PD/05, SS/PD/06 and SS/PD/08, and as contained within the application documentation.
3. Prior to commencement of the development hereby approved, a detailed scheme for the proposed extension to the decked amenity area, as shown on approved plan ref: SS/PD/05, shall be submitted to and approved in writing by the Local Planning Authority. The amenity area shall thereafter be implemented in strict accordance with the scheme as may be approved, prior to first use of the development, and permanently retained for the private use of the residents of the building only.

Approved on: 25/10/2021 **Reference Number:** P/2021/0669

By: Wrexham County Borough Council

Approved Plan Refs: SS/BR/09 Rev A, SS/BR/07 Rev A and SS/BR/08

4. Prior to first use of the development hereby approved, the lower section of the window serving Room No.3 shall be obscure glazed and shall thereafter be permanently retained as such.
5. The storage areas shown on each floor of the building shall be made available for the storage of bicycles at all times.
6. The bin store shown on the ground floor of the building shall remain accessible to the residents at all times and shall not be used for any purpose other than for the storage and collection of refuse in connection with this development.
7. The development shall be for a maximum of 11 no. residents.
8. 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 management of the external recreation space, refuse storage and collection, and cycle storage etc. The building shall thereafter be serviced and managed in strict accordance with the Plan as is approved.

Applicant	MR PAUL BURGESS YIELD PROPERTY SERVICES LTD	Code Number	WRO P/2019/0863
Agent	HDS ARCHITECTURAL MISS PHOEBE HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	21/11/2019
		Decision Date	02/03/2020

Approved on: 25/10/2021 **Reference Number:** P/2021/0669

By: Wrexham County Borough Council

Approved Plan: Fox & Tanner - Servicing and Management Plan, 2nd
Version, Dated 22/10/21

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. In the interests of the amenities of the occupier or the room in accordance with planning policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the occupier or the room in accordance with planning policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interests of the amenities of the occupiers of the building in accordance with planning policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of the amenities of the occupiers of the building in accordance with planning policy GDP1 of the Wrexham Unitary Development Plan.
8. 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.

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.

Applicant	MR PAUL BURGESS YIELD PROPERTY SERVICES LTD	Code Number	WRO P/2019/0863
Agent	HDS ARCHITECTURAL MISS PHOEBE HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	21/11/2019
		Decision Date	02/03/2020

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.

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.



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

Applicant	MR PAUL BURGESS YIELD PROPERTY SERVICES LTD	Code Number	WRO P/2019/0863
Agent	HDS ARCHITECTURAL MISS PHOEBE HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	21/11/2019
		Decision Date	02/03/2020