

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 I HARDING	Code Number	WRR P/2021/0122
Agent	D S JONES AND CO MR S JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	04/02/2021
		Decision Date	14/06/2022

Town and Country Planning Act, 1990

Location of application

50, HOPE STREET, WREXHAM, LL11 1BE

Description of application

BWRIAD I DROSI LLORIAU UCHAF YN 2 FFLAT AC 1 FFLAT STIWDIO /
PROPOSED CONVERSION OF UPPER FLOORS TO 2 NO. APARTMENTS
AND 1 NO. STUDIO APARTMENT

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

EC13	Surface water run-off
EC7	Conservation Areas
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits

Revision	Date	Description of Decision
0	14/06/2022	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 10500.02.dsj, 10500.05B.dsj and 10500.06.dsj, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. 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.
5. The access and bin storage areas as shown on approved drawing ref: 10500.02. dsj shall be fully laid out 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 of motor vehicles and refuse storage at all times.
6. No part of the development shall commence until a scheme of noise insulation and attenuation measures between floors (in compliance with Building regulations guidance: part E - resistance to the passage of sound) has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development, and shall thereafter be retained as such.
7. All new and replacement rainwater goods shall be cast iron only.
8. The apartments shall be laid out in strict accordance with the approved floor layout plan ref: 10500.05B.dsj. The layout shall thereafter not be altered, nor shall any rooms be subdivided.

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 the proper drainage of the site and to minimise the risk of pollution in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of the dwellings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the amenities of the occupiers of the dwellings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

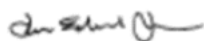
All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site 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 is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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Ian Jones

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Interim 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