

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	JULIE ROWLANDS	Code Number	WRR P/2021/1077
Agent	MR TOM MCEVOY AINSLEY GOMMON ARCHITECTS 1 PRICE STREET HAMILTON SQUARE BIRKENHEAD CH41 6JN	Date Received	08/11/2021
		Decision Date	11/02/2022

Town and Country Planning Act, 1990

Location of application

58, HOPE STREET, WREXHAM, LL11 1BE

Description of application

NEWIDIADAU MEWNOL AC ALLANOL I'R ADEILAD A GWELLIANNAU I'R UNED FASNACHOL AR Y LLAWR GWAELOD. NEWID DEFNYDD Y LLORIAU UCHAF O B1 (MASNACHOL DEFNYDD SWYDDFA) I 3C (3 ANNEDD GYDA DWY YSTAFELL WELY). NEWIDIADAU MEWNOL I'R ADEILAD / INTERNAL AND EXTERNAL ALTERATIONS TO THE BUILDING AND IMPROVEMENTS TO THE GROUND FLOOR COMMERCIAL UNIT. CHANGE OF USE OF UPPER FLOORS FROM B1 (COMMERCIAL OFFICE USE) TO C3 (3 x 2 BED DWELLINGS). INTERNAL ALTERATIONS TO THE BUILDING

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
EC4	Hedgerows, Trees and Woodland
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Revision	Date	Description of Decision
0	11/02/2022	Planning permission issued

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

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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 200 Rev D, 010 and 101 Rev E, 005, 006, 007, 008 and 009, and as contained within the application documentation.
3. No part of the development shall commence until a scheme of noise insulation and attenuation measures between each floor (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.
4. 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.
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 management of the refuse storage and collection. The building shall thereafter be serviced and managed in strict accordance with the Plan as is approved.
6. Any works to the roof of the building to which this permission relates shall only be carried out in a precautionary manner to include the following:
 - Any weather boarding, hanging tiles, soffits, fascia and barge boarding shall be removed by hand, and
 - Should any bats be discovered all works on the building shall cease and Natural Resources Wales contacted for further advice.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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4. In the interests of the amenities of the occupiers of the building in accordance with planning policy GDP1 of the Wrexham Unitary Development Plan.
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 protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

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.

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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.



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