

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	PETER DISLEY COURTS DEVELOPMENTS	Code Number	WRR P/2020/0660
Agent	ICENI PROJECTS LIMITED MR CHRIS JONES THIS IS THE SPACE 68 QUAY STREET MANCHESTER M3 3EJ	Date Received	15/10/2020
		Decision Date	01/02/2021

Town and Country Planning Act, 1990

Location of application

1-2, HIGH STREET, WREXHAM, LL13 8HP

Description of application

NEWID DEFNYDD LLORIAU UWCH I 6 FFLATIAU, ADNEWYDDU'R CYN FANC (DOSBARTH DEFNYDDIO A2) AR Y LLAWR GWAELOD A MYNEDFA NEWYDD I'R ADEILAD AC ADDASIADAU I'R DRYCHIAD BLAEN / CHANGE OF USE OF UPPER FLOORS TO 6 FLATS, REFURBISHMENT OF GROUND FLOOR FORMER BANK (A2 USE CLASS), NEW ENTRANCE TO THE BUILDING AND ALTERATIONS TO FRONT ELEVATION

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
H2	Residential development within settlements

Revision	Date	Description of Decision
0	01/02/2021	Planning permission issued
1	04/10/2021	Discharge of conditions 3, 4 and 5 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) referenced:-

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1:200 Site Plan Rev A
1:100 Proposed Elevations Rev C
1:100 Proposed First Floor Plan Rev B
1:100 Proposed Second Floor Plan Rev B
1:100 Proposed Third Floor Plan Rev B

3. Notwithstanding the approved plans, samples/details and finishes of all external facing materials, including windows and doors, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

App Ref: P/2021/0648 **Details Approved:** 'Condition – Approval WRR P/2020/0660' by NRW-Architects **Approved by:** Wrexham County Borough Council
Date: 04/10/2021

4. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation and attenuation measures shall include those measures required between the ground floor commercial use and the residential uses in the upper floors. The measures as are approved shall be fully implemented prior to first occupation of the development.

App Ref: P/2021/0648 **Details Approved:** 'Noise Assessment' dated 22nd June 2021 Report Number: 102577 by Miller Goodall Ltd **Approved by:** Wrexham County Borough Council **Date:** 04/10/2021

5. Prior to commencement of development, a Waste Management Plan for the commercial and residential uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as are approved and thereafter maintained for the lifetime of the development.

App Ref: P/2021/0648 **Details Approved:** Dwg No. 20029-P110 Rev C **Approved by:** Wrexham County Borough Council **Date:** 04/10/2021

6. There shall be no external bin storage along Hope Street or High Street, associated with the development hereby approved.

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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. 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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To prevent any further proliferation of bins on the adjoining streets in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The development site is in close proximity to several pubs and clubs and the developer is therefore required to carry out a noise survey in connection with condition no. 4 in order to determine noise levels for both day (0700 - 2300 hours) and night (2300 - 0700 hours) having regard to Planning Guidance (Wales), Technical Advice Note (TAN) 11 - Noise. The report of the noise survey findings shall include:

- a) Noise levels arising from day/night time activities in the vicinity of the proposed development site and the impact upon the proposed accommodation, and
- b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the future occupants of the proposed accommodation hereby approved.

The applicant is made aware that any proposal within the ground floor of the property will require w/c facilities.



Officer Appointed for this purpose

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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