

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	CLWYD ALYN HOUSING LTD	Code Number	WRC P/2021/0864
Agent	MR PETER LLOYD PL PLANNING PO BOX 224 COLWYN BAY LL29 0FX	Date Received	02/09/2021
		Decision Date	01/11/2021

Town and Country Planning Act, 1990

Location of application

129, KINGSMILLS ROAD, WREXHAM, LL13 8NW

Description of application

ESTYNIAD DEULAWR I'R CEFN A NEWID DEFNYDD O C3 (TY ANNEDD) I C2 (SEFYDLIAD PRESWYL) GYDA 4 YSTAFELL LLETY BYW A CHYMORTH GYDA STAFF A CHYFLEUSTERAU CYMUNEDOL / TWO STOREY REAR EXTENSION AND CHANGE OF USE FROM C3 (DWELLING HOUSE) TO C2 (RESIDENTIAL INSTITUTION) WITH 4 ROOMS OF SUPPORTED LIVING ACCOMMODATION WITH STAFF AND COMMUNAL FACILITIES

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

EC6
GDP1
H11
PS1
T8

Revision	Date	Description of Decision
0	01/11/2021	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:

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PL01 Rev A

PL02 Rev A

PL03 Rev B

PL04 Rev A

and as contained within the application documentation.

3. No facing materials shall be used other than materials matching those used on the existing building.

4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

5. No window shall be installed of the side elevation of Bedroom 3 facing no.127 Kingsmills Road other than a window that is obscure-glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed).

6. No windows shall be installed at first floor level in the side elevation facing nos. 1, 3, 5 and 7 Kings Close other than windows that are obscure-glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed).

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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

5. To control overlooking and safeguard the privacy of neighbours in accordance with Council policy GDP1 of Wrexhams Unitary Development Plan.

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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.

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 Planning & Regulatory Department on 01978 292040 for further advice and information.

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

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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 Planning & Regulatory Department on 01978 292040 for further advice and information.

Your attention is drawn to the advice in Welsh Water's consultation response dated 27/09/2021.

Your attention is drawn to the advice in NRW's consultation response dated 24/09/2021.



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