

Planning Service
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Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	25
Suffix	B
Property name	
Address line 1	Chester Street
Address line 2	
Town/city	Wrexham
Postcode	LL13 8BG

Description of site location must be completed if postcode is not known:

Easting (x)	333591
Northing (y)	350495

Description

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2. Applicant Details

Title	
First name	Ken
Surname	Thornley
Company name	
Address line 1	Wingat House
Address line 2	10-12 Chester Street
Address line 3	
Town/city	Wrexham
Country	

2. Applicant

Postcode

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the site area?

55.2

Scale

sq.metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes ☒ No

5. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

See completed and submitted planning application for details. To summarise; Installation of 4 new internal wooden studded walls, to create 2 new rooms. Removal of a stair case (I am informed by building control an illegal staircase) and installation of a new WC in it's footprint. Sewer from WC to connect to a drain in the courtyard between 25a and 25b. Removal of wooden stud wall to open up an existing archway between 25b and 25a, in order to expand the existing medical clinic at no 25a (Freyja Medical) into 25b. No alteration to structure of building, as there is an existing lintel from the original design of the ground floor. All works are minor, internal and ground floor only.

FURTHER INFORMATION 18/9/2018: I am informed by Mr Simon Wingett that the staircase at the back, which we propose to remove for installation of a WC in the footprint is NOT an original feature of the building. It was installed by Simon's grandfather as part of internal changes some decades ago. Simon will be able to tell you what year this was and supply any documentation, if it still exists.

Has the development or work already been started without planning permission?

☐ Yes ☒ No

6. Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☒ Don't know
☐ Grade I
☐ Grade II*
☐ Grade II

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☐ Yes ☒ No

9. Existing Use

Please describe the current use of the site

Not in use. We took over the lease from the landlord on 1/4/2018.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Prior to 1/4/18 it was the landlord's office and business premises.

When did this use end
(if known)?

31/03/2018

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes ☒ No

10. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'add' and filling in all the entries in the popup box

Internal Walls	
Please provide a description of existing materials and finishes:	A mix of brick and stud walls. The premises are in a poor state of repair. The walls are miscellaneous painted in white/cream, covered in neutral wallpaper or plastered.
Please provide a description of proposed materials and finishes:	Installation of 4 new wooden stud walls, these will be covered with plasterboard or wood. Installation of new WC. The whole place will be redecorated in neutral colours, mostly white - possibly with the odd "feature wall" in a different colour, e.g. the clinic logo slate grey. The decor, doors, door furniture etc will match the existing premises, see uploaded pictures of the existing clinic at 25a. The flooring will be the same, i.e. medical grade vinyl flooring - this will require the existing and poorly maintained floor to be levelled with engineered wood and possibly self-levelling compound in places.

Are you supplying additional information on submitted plan(s)/design and access statement:

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

A. Photo collage of existing clinic at 25A

See also supporting material with submitted planning application (at time of writing, I am not sure if these need to be re-submitted with this application)

11. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on

11. Pedestrian and Vehicle Access, Roads and Rights of Way

your plans or drawings.

12. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

13. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

14. Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

15. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local

15. Biodiversity and Geological Conservation

planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

16. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Only to the existing drainage system within the footprint of 25a and 25b, as previously explained and outlined in the planning application - that is, the new WC will need a 2-3 m new pipe connecting via a small dig up in the courtyard between 25 a and b.

17. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

18. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

These arrangements are already in place for the clinic - the expansion of the footprint of the clinic will not significantly affect the volume of medical or trade waste, but allow us to manage the running of the clinics better with the addition of 2 new clinical rooms to our existing 3 clinical rooms.

19. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

21. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: 09:00 End Time: 18:00	Start Time: 09:00 End Time: 13:30	Start Time: End Time:	

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Freyja Medical is an existing clinic at 25A Chester Street - we are proposing to extend the clinic to 25B through opening up a boarded up existing access. Freyja Medical has in place licence to carry out D1 medical activities - we are a skin, aesthetic and private GP clinic - see your reference number WRR P/2017/0361. We carry our consultations and treatments for private clients during the stated opening hours. No out-of-hours activities take place. No inpatient activity. There are existing arrangements in place for collection of household (business) waste and medical waste/sharps bins - both with Wrexham council.

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

☐ Yes ☒ No

25. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

26. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

27. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

28. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☐ Yes ☒ No

29. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

30. Ownership Certificates

Certificate Of Ownership - Certificate B - Certificate under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Name of owner

30. Ownership Certificates

Name of owner	
Number	
Suffix	
House Name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Date notice served	

Person role

- ☒ The applicant
☐ The agent

Title	
Other	
First name	
Surname	
Declaration date	

☒ Declaration made

31. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

☒ The applicant ☐ The agent

Title	
Other	
First name	
Surname	
Declaration Date	

☒ Declaration made

32. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

32. Declaration

Date (cannot be pre-application)

26/07/2018