

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

APPLICATION NO:
P/2015 /0751

LOCATION:
RYECROFT 36 TO 38 PERCY ROAD
WREXHAM
LL13 7EF

DATE RECEIVED:
30/09/2015

COMMUNITY:
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DESCRIPTION:
CONSERVATION AREA CONSENT
TO DEMOLISH NO 38 PERCY ROAD,
WREXHAM (WITHIN FAIRY ROAD
CONSERVATION AREA)

CASE OFFICER:
KH

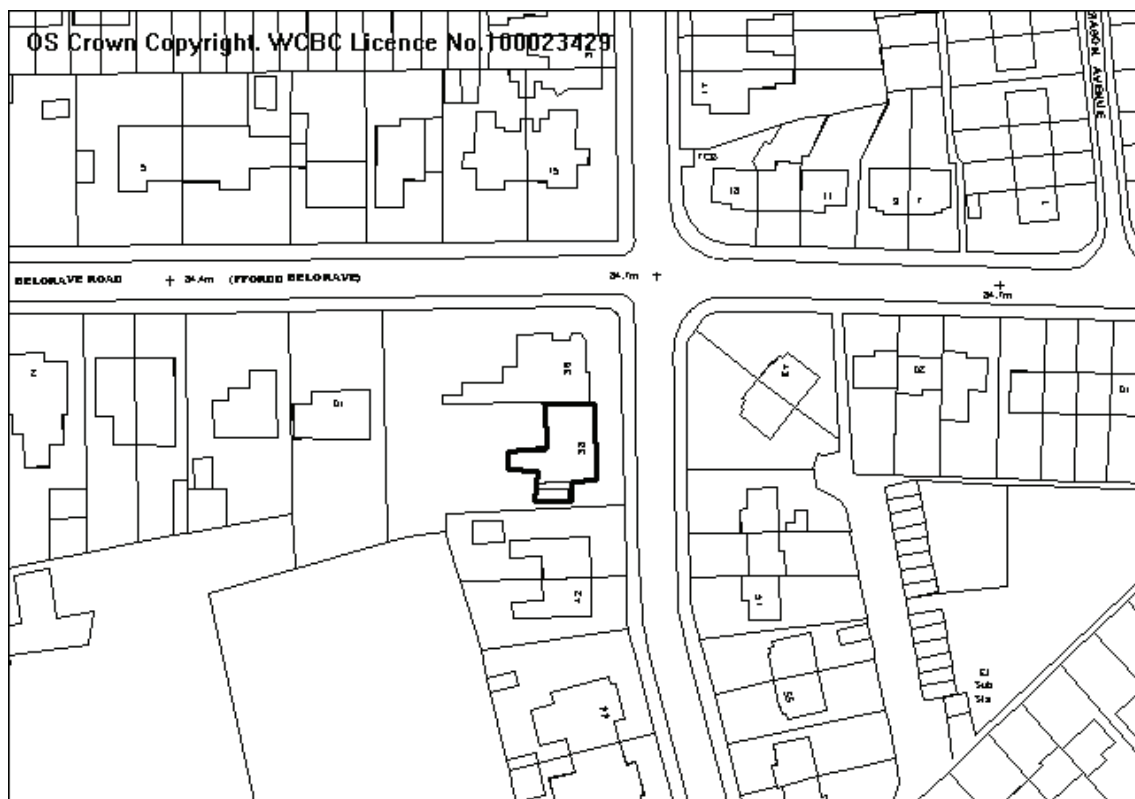
WARD:
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APPLICANT(S) NAME:
LANCHESTER SECURITIES LTD

AGENT NAME:
BLUEPRINT
ARCHITECTURAL
SERVICES LTD
MR DAFYDD EDWARDS

THE SITE

Former care home located at the junction of Percy Road and Belgrave Road.



PROPOSAL

Conservation Area Consent to demolish no. 38 Percy Road, Wrexham (within Fairy Road Conservation Area), and other minor demolition to 36 Percy Road.

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HISTORY (most recent)

- P/2015/0752 Change of use from residential care home to 5
bedroomed detached dwelling, erection of new dwelling
and construction of new access. Also on this agenda.
- P/2015/0580 Land to rear of Ryecroft residential home. Erection of 4
bedroom detached house with associated parking (also
on this agenda).

DEVELOPMENT PLAN

Within the Fairy Road Conservation Area. Policies PS1, PS2, GDP1, EC7
and EC8 of the Wrexham UDP refer.

CONSULTATIONS

- Community Council: Holding objection
Local Member: Notified 09.10.15
Public Protection: Conditions required, construction hours and a dust
management Scheme
Highways: Conditions required which are attached to planning
application also on this agenda for replacement
dwelling, and change of use to 5 bedroomed
dwelling
Wrexham Area Civic Soc: Consulted 09.10.15
Site Notice: Expired 05.11.15
Press Notice: Expired 13.11.15

SPECIAL CONSIDERATIONS

Demolition: The application seeks Conservation Area Consent to demolish
part of the former Ryecroft Nursing Home which comprises 36 and 38 Percy
Road which are linked by a two-storey flat roof extension connecting the
building at the front. The properties are located within Fairy Road
Conservation Area. The proposal is to create two detached properties of 4
and 5 bedrooms. To achieve this the following works are proposed:

- 1 Removal of two-storey flat roof extension
- 2 Demolition and rebuilding of No 38 Percy Road
- 3 Removal of later two-storey rear outrigger extension to 36 Percy Road
- 4 Structural repairs comprising underpinning to 36 Percy Road

The applicant has submitted a robust justification to enable the works. The
removal of the flat roofed extension will provide a positive impact on the
Conservation Area and the removal will allow the original building pattern to
be reinstated. The latest updated structural report submitted with the
application and two additional surveys for no. 38 have highlighted the
problems associated with 38 and the impact on 36. Both buildings are subject

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to on-going movement and have inadequate foundations with no. 38 having the most significant movement. Demolition will allow better access to repair the foundations of 36 Percy Road.

The demolition of 38 is also supported by any replacement being a like for like. The submitted (amended) scheme has accurately reflected the existing design.

CONCLUSION

I am satisfied the demolition of 38 Percy Road can be supported and this will enable works to underpin and strengthen the foundations of 36 Percy Road.

The scheme will enhance the Conservation Area and preserve the long-term future of two properties in a prominent location of the Conservation Area.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
3. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.
4. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.
5. Prior to the commencement of any demolition works on site, the following details shall be submitted for the further approval of the local planning authority:
 - i. an audit of all existing building materials
 - ii. the potential re-use and recycling of those materials for incorporating into an agreed, replacement site development, and
 - iii. where relevant, the recipient of remaining building materials.The approved audit shall form part of the building contract agreed for new building development for the site, a copy of which shall be submitted for record purposes for the Local Planning Authority.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
 2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
 3. To protect the amenities of the occupiers of nearby properties.
 4. To protect the amenities of the occupiers of nearby properties.
 5. To ensure that the development involves a sustainable approach.
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