

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



|                  |                                                                                                                  |                      |                 |
|------------------|------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | RICHARD WATKIN                                                                                                   | <b>Code Number</b>   | WRC P/2021/0187 |
| <b>Agent</b>     | POLLY MCCUE<br>JUST H ARCHITECTS LTD<br>THE STUDIO<br>11 FRYERN CLOSE<br>CHANDLERS ROAD<br>EASTLEIGH<br>SO53 2LF | <b>Date Received</b> | 24/02/2021      |
|                  |                                                                                                                  | <b>Decision Date</b> | 21/04/2021      |

---

### **Town and Country Planning Act, 1990**

#### **Location of application**

THE FAT BOAR, 11, YORKE STREET, WREXHAM, LL13 8LW

#### **Description of application**

DIANC RHAG TAN AC ADDASIADAU I DRINIAETH FFINIAU (YN RHANNOL YN OL-EDRYCH) / FIRE ESCAPE AND BOUNDARY TREATMENT ALTERATIONS (IN PART RETROSPECT)

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

|      |                                 |
|------|---------------------------------|
| GDP1 | Development objectives          |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 21/04/2021 | 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 approved drawing nos. AV.02 and PL2.01, and as contained within the application documentation.

|                  |                                                                                                                  |                      |                 |
|------------------|------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | RICHARD WATKIN                                                                                                   | <b>Code Number</b>   | WRC P/2021/0187 |
| <b>Agent</b>     | POLLY MCCUE<br>JUST H ARCHITECTS LTD<br>THE STUDIO<br>11 FRYERN CLOSE<br>CHANDLERS ROAD<br>EASTLEIGH<br>SO53 2LF | <b>Date Received</b> | 24/02/2021      |
|                  |                                                                                                                  | <b>Decision Date</b> | 21/04/2021      |

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

### **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.

### **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.

|                  |                                                                                                                  |                      |                 |
|------------------|------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | RICHARD WATKIN                                                                                                   | <b>Code Number</b>   | WRC P/2021/0187 |
| <b>Agent</b>     | POLLY MCCUE<br>JUST H ARCHITECTS LTD<br>THE STUDIO<br>11 FRYERN CLOSE<br>CHANDLERS ROAD<br>EASTLEIGH<br>SO53 2LF | <b>Date Received</b> | 24/02/2021      |
|                  |                                                                                                                  | <b>Decision Date</b> | 21/04/2021      |

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: heathandhouisng@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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)