

MR & MRS GOULD

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

ENQ/2019 /0232
08/10/2019
MARED REES-JONES
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Dear Sir/Madam,

Town and Country Planning Act 1990

**GROUND FLOOR OF CHAPEL TO BE USED FOR KITCHENS / INTERIORS SHOWROOM
PRESBYTERIAN CHURCH CASTLE STREET, HOLT, WREXHAM.**

I refer to your enquiry for the above proposal.

Validation Requirements

A formal planning and listed building consent application would need to be accompanied by the following to be validated:

- Full/Listed Building Consent planning application forms;
- 1:1250/1:2500 Site location plan with the land subject to the application edged red and any other land in your ownership edged in blue;
- 1:200/1:500 Existing and proposed Block Plan with the site edged in red/black;
- 1:1000 Existing and proposed floor plans and elevations;
- 1:100 Street scene elevations;
- Details of alterations to floor levels/any external work;
- Planning application fee.

Relevant Planning Policy & Guidance

The following planning policies and supplementary planning guidance is applicable to your proposals:

- Wrexham UDP Policy GDP1
- Wrexham UDP Policy EC7
- Wrexham UDP Policy EC9

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

- Local Planning Guidance 16 – Parking Standards

Proposal

Principle

The site is located within Holt Conservation Area and the building is Grade II listed.

The building has been identified on the Council's Buildings at Risk register, having been vacant since the closure of the church. The proposal would bring a building within settlement back into use, which is considered to be a benefit.

As well as a show room, are retail sales proposed as part of the end use? What are the intended opening hours?

UDP Policy S6 allows small scale shopping developments within settlement limits provided that the development is accessible by foot, does not harm residential amenity or give rise to traffic problems and the sales floor area does not exceed 300m².

On this basis, the principle of development I consider to be acceptable.

Impacts on listed building

The proposals to convert the main body of the Church to a kitchen/interiors show room are generally considered to be acceptable.

It is understood that little alteration of the building will be required and the open character of the space and many of the existing fixtures would be retained. The main elements of change would include the removal or re-positioning of some of the pews and changes to the internal floor levels. These works will require Listed Building Consent which should provide details of the new positions of the pews and the alterations to floor levels and finishes.

The planning application should include details of any necessary external works, in particular any new hard-surfacing to facilitate access, parking etc.

Subject to detail, the Conservation Officer is largely satisfied that the proposals will bring the building back into a positive new use through minimal alteration whilst enhancing the character and appearance of the surrounding Conservation Area.

Design and Layout

Based on your email received on 17th September, no external changes are proposed to the church or its surrounding curtilage.

Residential Amenity

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The Church is surrounded by residential properties. Opening hours should ensure they are reasonable in relation to the residential nature of the surrounding uses.

Access and Car Parking

How many parking spaces are proposed/can be accommodated on the site? Is the existing access at the rear of the site proposed to be used?

Should there be retail sales proposed as part of the application, Local Planning Guidance Note 16 advises that for small shops of up to 300m² floor space, 1 car parking space per 15m² should be provided.

Trees

There appear to be trees on the rear of the site and on its boundaries. If any works proposed are within influencing distance of the trees, an Arboricultural report will be required to be submitted with any formal planning application.

The above comments are the informal views of an Officer of the Council and do not commit the Council in the determination of any formal planning application that may be submitted.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

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