

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	MR JULIAS COX	Code Number	BAN P/2019/0715
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	18/09/2019
		Decision Date	13/07/2020

Town and Country Planning Act, 1990

Location of application

BRIDGEMAN HOUSE, HIGH STREET, BANGOR ON DEE, WREXHAM, ,
LL13 0BU

Description of application

AMENDMENTS TO DESIGN OF CONVERSION AND EXTENSION
PREVIOUSLY GRANTED UNDER CODE NOS. P/2004/0361 AND
P/2013/0801

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

Revision	Date	Description of Decision
0	13/07/2020	Planning permission issued
1	17/02/2021	Details approved in respect of conditions 03, 04, 05, 06 and 07.

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 C120/004 Revision B and C120/005 Revision A and as contained within the application documentation.
3. Development shall not commence until a scheme of mitigation in respect of bats and nesting birds, including a lighting scheme and a timescale

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for implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the scheme of mitigation as approved.

Date Approved: 17/02/2021 **Reference Number:** P/2020/0837

By: Wrexham County Borough Council

Approved Details: Elite Ecology Bat and Bird Statement dated November 2020 and drawing no. C120/008

4. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.

Date Approved: 17/02/2021 **Reference Number:** P/2020/0837

By: Wrexham County Borough Council

Approved Details: Shields Arboricultural Consultancy Arboricultural Impact Assessment and Tree Protection Plan reference AIA/BHB/09/20 dated 16 December 2020.

5. Development shall not commence until a scheme including the following has been submitted to and approved in writing by the Local Planning Authority:

- a) A plan showing existing and proposed ground floor levels;

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b) A scheme of flood resilience;
The development shall thereafter be implemented in strict accordance with the scheme as approved.

Date Approved: 17/02/2021 **Reference Number:** P/2020/0837

By: Wrexham County Borough Council

Approved Details: Drawing no. C120/007

6. 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.

Date Approved: 17/02/2021 **Reference Number:** P/2020/0837

By: Wrexham County Borough Council

Approved Details: Reclaimed brick to match exiting, naural Penrhyn Slates to match existing and natural Oak windows.

7. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 17/02/2021 **Reference Number:** P/2020/0837

By: Wrexham County Borough Council

Approved Details: Window drawings dated 4 November 2020.

8. Notwithstanding the provisions of Classes A, B, C, D, E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no development permitted by those Classes shall take place.

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.

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3. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To manage the risk of flooding in accordance with policy EC12 of the Wrexham Unitary Development Plan.
6. 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.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of managing development in the countryside and to protect the character of the building and Conservation Area in accordance with policies GDP1, CFL7 and H3 of the Wrexham Unitary Development Plan

Note(s) to applicant



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