

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 EMYR WYN HUGHES DIOCESE OF ST ASAPH	Code Number	WRO P/2019/0869
Agent	LAWRAY ARCHITECTS DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	26/11/2019
		Decision Date	17/01/2020

Town and Country Planning Act, 1990

Location of application

1 TO 2 HOPE STREET AND, 6 TOWN HILL, WREXHAM, LL13 8NB

Description of application

APPLICATION FOR THE GENERAL REFURBISHMENT OF THE BUILDING AND MINOR ALTERATIONS, DEMOLITION OF SMALL SINGLE-STOREY WC BLOCK TO THE REAR, NEW EXTERNAL LIFT SHAFT TO THE REAR AND GENERAL INTERNAL REFURBISHMENT AND INTERNAL ALTERATIONS

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

EC7 Conservation Areas
GDP1 Development objectives

Revision	Date	Description of Decision
0	17/01/2020	Planning permission issued
1	06/11/2020	Discharge of condition 3 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 the approved drawing(s) numbered
1:100 Proposed Ground Floor Plan Rev P04
1:100 Proposed First Floor Plan Rev P04
1:100 Proposed Second Floor Option 2 Rev P04

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1:100 Proposed Basement Floor Plan Rev P02
 1:100 Proposed Rear Town Hill Elevation Rev P02
 1:100 Proposed Rear Hope Street Elevation Rev P02
 1:100 Proposed Town Hill Elevation Rev P03
 1:100 Proposed Hope Street Elevation Rev P04
 1:250 Site Location Plan

and as contained within the application documentation.

3. Prior to commencement of development, details of all external decoration, including paint colour and finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

App Ref No: P/2020/0269 **Details approved:** Town Hill – Typical Finishes
Approved by: Wrexham County Borough Council **Date:** 06/11/2020

4. Prior to commencement of the relevant part of works, all details of the proposed canopy frame on the Town Hill Elevation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 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

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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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.



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**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