

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date – 6 January 2020

APPLICATION NO:

P/2019 /0586

LOCATION:

31 HIGH STREET WREXHAM LL13
8HY

DATE RECEIVED:

05/08/2019

COMMUNITY:

Offa

DESCRIPTION:

REFURBISHMENT OF GROUND
FLOOR OFFICE SPACE AND
CHANGE OF USE TO USE CLASS A1
AND A3

CASE OFFICER:

MR

WARD:

Offa

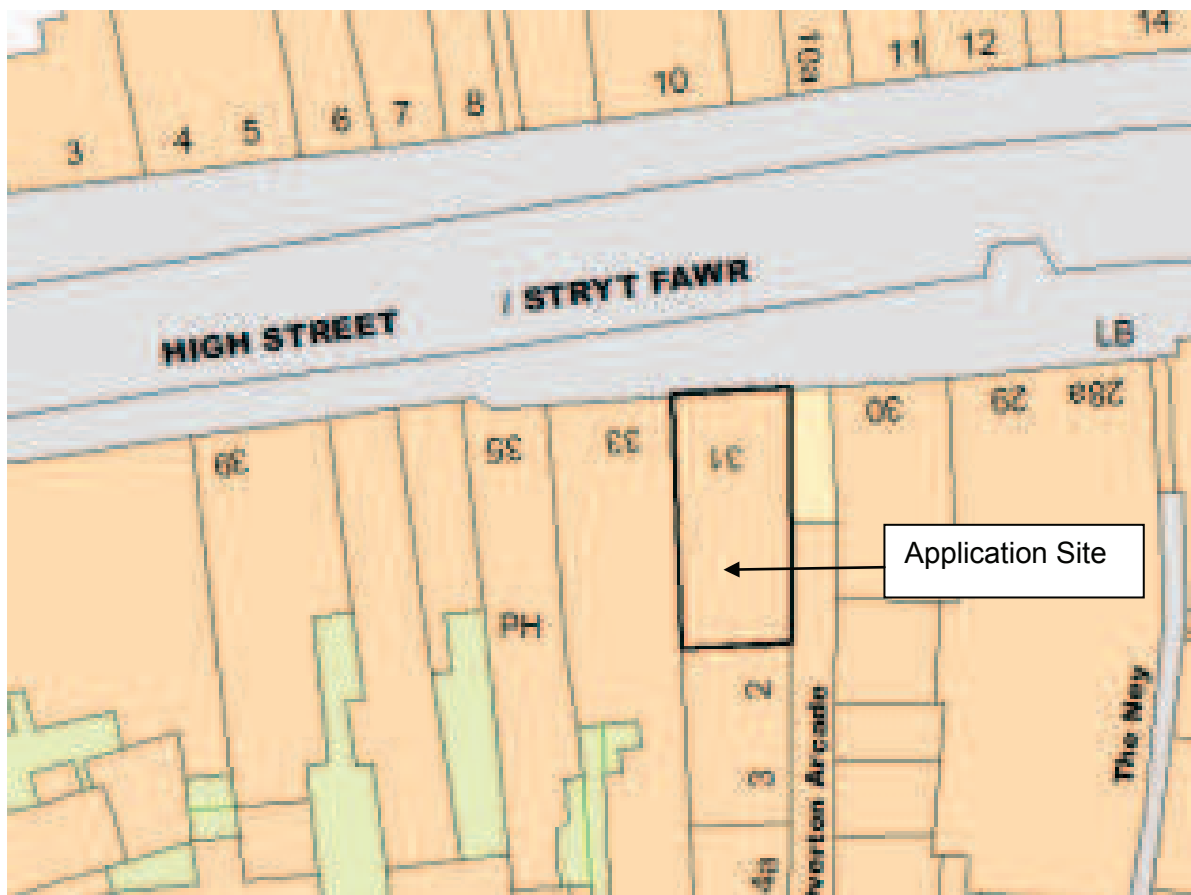
APPLICANT(S) NAME:

MR NEIL MOIR
IMPACTT PROPERTIES LTD

AGENT NAME:

CB ARCHITECTURAL
DESIGN
MR CRAIG BAUGH

SITE



PROPOSAL

The application seeks planning permission for the refurbishment and change of use of the ground floor office (currently A2) to a flexible use comprising A1, A2 and A3.

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The application site is Grade II listed. A Listed Building Consent application under P/2019/0585 runs concurrent with this application.

HISTORY

P/2000/1028	Change of use from office to café/bar (ground and first floors). Refused 28/07/2003.
P/2019/0394	Listed building consent for refurbishment of ground floor office and change of use of upper floors to 6 no. flats. Pending.
P/2019/0395	Refurbishment of ground floor office and change of use of upper floors to 6 no. flats. Pending

DEVELOPMENT PLAN

Within Wrexham Town Settlement Limit, Conservation Area and Shopping Area. UDP policies GDP1, EC7, EC9, S2, S3 and T8 apply.
LPG 16 – Parking Standards.

CONSULTATIONS

Community Council:	Object. No recycling facility, only access for bins to be brought out is either through the shop onto High Street or through the fire exit onto Overton Arcade, only access to upper floors is through the bar area to the stairs at the rear or through the fire exit on Overton Arcade leading to safety concerns, no disable access to toilets to the basement, materials to be fully compliant to Conservation Area and listed building.
Local Member:	Notified 08.08.2019.
Conservation:	No objection subject to conditions.
Site Notice:	Expired 26.09.2019.
Neighbours:	No comments received.

SPECIAL CONSIDERATIONS

Principle of development: The application site lies within Wrexham Town Settlement Limit as identified on Policy Map 2 INSET 1.

A planning and listed building consent application under P/2019/0395 and P/2019/0394 was granted approval by Committee on 07th October 2019 subject to delegated authority for officers to approve a final scheme for the internal layout of the proposal.

As part of the applications approved, it was proposed to refurbish the ground floor of No 31.

This application seeks to refurbish as well as to change the use of the ground floor from an office (A2 use class) to A1, A2 and A3.

UDP Policy S2 states that outside the principal shopping streets, mixed use commercial development will be allowed if it enhances the vitality and environmental quality of the area. UDP Policy S3 states that Wrexham Town Centre will be the preferred location for non-shopping uses.

The building is currently vacant. There are a range of uses along the ground floor of properties along High Street, including a hair dresser, bank, restaurants, public houses, café and bakery, betting shop and salon.

On the basis that there is already a relatively diverse range of uses along High Street, the proposal to change the use from offices to a flexible A1/A2/A3 use is considered to be acceptable and would not adversely impact on the vitality of the area.

The principle of development is acceptable.

Design and Layout: No external changes are proposed to the front of the building. Conservation Officer raises no objection.

Residential Amenity: The ground floor of the building is already in A2 use. A proposal for A1/A3 on the ground floor of a building where residential accommodation exists on the upper floors is not uncommon in town centre locations and on the basis that Public Protection raise no objection subject to conditions to limit noise and secure odour extraction details, the proposed ground floor uses are not considered to be incompatible with the upper floor residential use.

No adverse impacts to residential amenities of neighbouring properties would result.

Highway Safety: No parking provision proposed as part of this application. Highway Authority raises no objection given the sites sustainable location.

Bins: The plans show adequate provision for bin storage to the rear. It is likely bins would be brought out for collection via Overton Arcade. I have not been provided with any evidence to suggest that this would give rise to a safety or other concerns. There is no reason why the bins would need to be taken through the business premises itself, however it is a matter outside of the scope of planning control if the occupiers of it chose to do so.

Access to upper floors: This matter will be dealt with separately via application P/2019/0395. However, there is separate access to the upper floors of the building accessed via Overton Arcade. The upper floors can therefore be used/occupied independently without requiring access via the ground floor business premises.

CONCLUSION

The principle of development is considered to be acceptable and a development of the type proposed is considered could sit comfortably in this location without detriment to visual or residential amenities. The proposal would comply with UDP Policies GDP1, S2, S3 and EC7.

RECOMMENDATION: That permission be GRANTED

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 1:1250 Location Plan, Dwg No. 811/A (2) 01, Dwg No. 811/L (2) 01 and as contained within the application documentation.
3. Prior to commencement of the relevant part of the works, details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.
4. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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