

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 N FEARN LANCHESTER SECURITIES LIMITED	Code Number	WRO P/2018/0071
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	26/01/2018
		Decision Date	04/06/2018

Town and Country Planning Act, 1990

Location of application

RYECROFT, 36 TO 38, PERCY ROAD, WREXHAM, LL13 7EF

Description of application

ERECTION OF 4 NO. APARTMENTS AND 1 NO. MAISONETTE ON SITE OF 36 PERCY ROAD AND 1 NO. PAIR OF SEMI-DETACHED DWELLINGS ON LAND ASSOCIATED WITH 38 PERCY ROAD AND ACCESS ARRANGEMENTS

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	04/06/2018	Planning permission issued
1	09/01/2019	Approval of details submitted in respect of conditions 03 and 13 and approval of details submitted conditions 04, 05, 07, 08, 10, 14, 16 for the semi-detached dwellings.

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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1. The works hereby granted permission for 36 Percy Road shall be commenced before the expiry of 2 years from the date of this permission.
2. The works hereby granted permission for 38 Percy Road shall be commenced before the expiry of 5 years from the date of this permission.
3. No part of the development shall commence until an Appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The Dust Mitigation Measures as are approved shall be fully implemented for the entire duration of the demolition and construction phase.

Date Approved: 9.1.2019 **Reference Number:** P/2018/0808

By: Wrexham County Borough Council

Approved Details: Dust Control Measures received 21.9.2018

4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new 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. Works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 9.1.2019 **Reference Number:** P/2019/0722

By: Wrexham County Borough Council

Approved Details: Drawings no.19-020 BR11 Revision B and 19-020 BR12 Revision B in respect of detached dwelling

5. All bedding and pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 9.1.2019 **Reference Number:** P/2019/0722

By: Wrexham County Borough Council

Approved Details: Drawings no.19-020 BR11 Revision B and 19-020 BR12 Revision B in respect of detached dwelling

6. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted

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finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

7. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

Date Approved: 9.1.2019 **Reference Number:** P/2019/0722

By: Wrexham County Borough Council

Approved Details: Drawing no. 19-020 BR05

8. Prior to use on the new development, samples of all new external materials required for the development of the replacement dwellings following the submission of details of the re-use and recycling of materials provision shall be submitted to and approved in writing by the Local Planning Authority.

Date Approved: 9.1.2019 **Reference Number:** P/2019/0722

By: Wrexham County Borough Council

Approved Details: Drawing no. 19-020 BR10

9. The existing bond pattern to the brickwork shall be replicated on all external elevations on the replacement dwelling (36 Percy Road).

10. Details of the side boundary treatment between 36 and 38 Percy Road shall be submitted to an approved in writing by the Local Planning Authority within 3 months of the commencement of works on (36 Percy Road). Works shall be carried out in accordance with a timescale to be submitted to and approved in writing by the Local Planning Authority and maintained in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Date Approved: 9.1.2019 **Reference Number:** P/2019/0722

By: Wrexham County Borough Council

Approved Details: Drawing no. 19-020 BR02

11. All works in relation to the implementation of this permission including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday and 08.00 to 14.00 on a Saturday and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

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12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995) (or any order revoking, re-enacting that Order with or without modification) no further development will take place other than the development hereby granted permission.

13. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place. The applicant / contractor shall give the Council's Conservation Officer, no less than 5 working days' notice in writing of this meeting to discuss the schedule of works for demolition, re-use of materials and rebuilding.

Date Approved: 9.1.2019 **Reference Number:** P/2018/0808

By: Wrexham County Borough Council

Approved Details: Confirmation of site meeting received

14. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details and prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Date Approved: 9.1.2019 **Reference Number:** P/2019/0722

By: Wrexham County Borough Council

Approved Details: Drawing no. 19-020 BR SP02 and 19-020 BR03

15. There shall be no gates or other means of enclosure across the vehicular access points within 5 metres of the highway boundary.

16. Prior to their installation on the new dwellings a specification of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Details shall fully describe the proposed materials, fixing methods, decorative / protective finishes and include cross sections. Works shall only be carried out strictly in accordance with the details as approved.

Date Approved: 9.1.2019 **Reference Number:** P/2019/0722

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Approved Details: Drawing no. 19-020

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act 1990 and to ensure the existing building does not significantly deteriorate.
2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To protect the amenities of nearby properties.
4. To ensure the works reflect the character and appearance of the original building and in the interests of preserving the character and appearance of the Conservation Area.
5. To ensure the works reflect the character and appearance of the original building and in the interests of preserving the character of the Conservation Area.
6. To ensure the works reflect the character and appearance of the building.
7. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building
8. To ensure the development involves a sustainable approach and the replacement dwellings (36 Percy Road) replicates the architectural character of the original building in the interests of preserving the character and appearance of the Conservation Area.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenity of the area and the character of the Conservation Area.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
11. To protect the amenities of the occupiers of nearby properties.
12. To ensure the development is in accordance with the approved design and ensure additional development does not compromise the appearance and character of the new buildings or the Conservation Area or impact on nearby residential amenity.
13. To ensure the development reflects the character of the building to be demolished and the character of the Conservation Area.
14. To prevent hydraulic overloading of the public sewerage system, to protect the Health and Safety of existing residents and ensure no pollution of or detriment to the environment.

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15. To provide a safe and satisfactory access.
16. To ensure the works reflect the character and appearance of the Conservation Area.

Note(s) to applicant

The applicant is advised that compliance with condition no. 11 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate. Your attention is drawn to the advisory comments made by NRW regarding Waste.

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. Failure to comply with such notices can result in prosecution. For further information and advice regarding construction noise please contact the Council's Environment and Planning Department on 01978 298989.

See attached Welsh Water comments attached to this decision.



**Officer Appointed for this purpose
Head of Environment and Planning**

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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