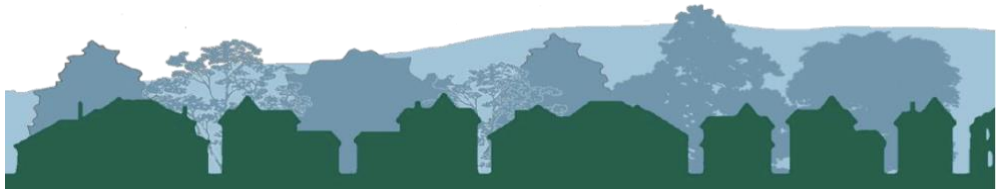


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Meeting Note

Project: Chapter Court, Wrexham Town Centre
Meeting: WCBC Planning
WCBC Ref: ENQ/2019/0121
Date: Friday, 9th July, 2019
Location: Planning Offices, Wrexham County Borough Council, Lord Street, Wrexham
Attendance: Sharon Holman [Planning Officer]
Gerry Kellett [Real Planning]

Purpose of the meeting was to review Pre-App response from Wrexham and discuss Real Planning's comments [refer to Real Planning document [rev2 dated 09/08/2019 attached – revision following comments received from Wrexham Public Protection].

Minor/Major D'ment I tabled a summary of floorspace [at both ground and first floor levels] in relation to the Chapter Court scheme detailing the change of use and new development elements to determine if the proposal is classed as Major Development¹. Sharon Holman was of the view that only the new build element of the proposal should be considered in this instance. I have reservations about this, but she is representing the local planning authority. For clarity and our protection, I have asked her to put that in writing. I have sent her an email with a copy of the above-mentioned summary of floorspace to which she will respond in writing that the overall proposal is not major development

Supporting Info We agreed the following supporting information required to accompany the application:

- *Planning Statement*.
- *Highway Statement* – Servicing Traffic Management Plan in relation to operation of the existing and proposed development. On further reflection, I would add the same for how construction traffic will be managed.
- *Drainage Report* - of foul and surface water disposal. Consultation with Neil Taunt [Council's Flood Alleviation Officer] concerning SAB [Suds Approval Body] submission.
- *Ecology Report* - with the number of empty properties on the first floor and proposed changes to roof spaces it is recommended that a survey of protected species is undertaken [bats] with recommended mitigation if required.
- *Noise Report* – assessment in relation to construction work and operation of the approved activity together with recommended attenuation measures.

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¹ Major development is defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012: 'major development' means development involving any one or more of the following -
(a) the winning and working of minerals or the use of land for mineral-working deposits;
(b) waste development;
(c) the provision of dwelling houses where -
(i) the number of dwelling houses to be provided is 10 or more; or
(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
(d) the provision of a building or buildings where the **floor space to be created by the development is 1,000 square metres or more**; or,
(e) development carried out on a site having an area of 1 hectare or more.

Other issues

We also discussed the following requirements:

Odour Control – report detailing measures to deal with all proposed means of ventilation for extraction and disposal of cooking smells.

Refuse and Recycling - details of proposed bin store / compound will be required of adequate size and design to accommodate the number / type of bins ensuring no adverse impact upon access and servicing.

Amenity – the proposed scheme must take account of the recent change of use of 35, Argyle Street - change of use of 1st and 2nd floors to 4 self-contained apartments - amenity distances between the proposed redevelopment and any windows to habitable rooms at the rear of this converted residential scheme.

Security – details of proposed security measures to the entrance ways required.