



Certificate of Employers' Liability Insurance (a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998, one or more copies of this Certificate must be displayed at each place of business at which the Policyholder employs persons covered by the Policy)

Policy Number	97SEP3087807
Name of Policyholder	Hillcliff Contracts Limited
Date of commencement of Insurance	22/09/2014
Date of Expiry of Insurance	01/09/2015

We hereby certify that subject to paragraph 2:

1. the policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey and the Island of Alderney, or to offshore installations in territorial waters around Great Britain and its Continental Shelf (b)
2. the minimum amount of cover provided by this Policy is no less than £5 million (c)

Signed on behalf of
Aviva Insurance Limited
(Authorised Insurer)

Authorised Signatory
Maurice [redacted]
Chief Executive Officer, UK & Ireland General Insurance

Notes

- a. Where the employer is a company to which regulation 3(a) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries and only the named subsidiaries.
- b. Specify clearly the law to which regulation 4(b) of the Regulations applies.
- c. Set out clearly the minimum amount of cover provided by the relevant policy.



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YBD



61 Regent Street, Wrexham.

Design & Access Statement (DAS/01)

Site Address: 61 Regent Street, Wrexham LL11 1PF

Date: July 2017

Applicants Details

Name: Mr Mark Wilkins - BluSky Developments Ltd
Address: 4 Willow Court
Acrefair
Wrexham
Post Code: LL14 3UJ

GENERAL

Introduction

This Design and Access Statement should be read in support of a full planning application for the change of use to a HMO A2 of 61 Regent Street Wrexham. This statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009. The statement should be read giving full regard to the applications' documentation including the attached proposed and existing drawings.

The relevant policies in the Wrexham Unitary Development Plan for consideration with this application are:

PS2 - Development must not materially detrimentally affect the townscape

GDP1 - appropriate materials, safe and convenient pedestrian and vehicular access, convenient access to public

Transport and well related to cycleways and ensure the safety and amenity of the public

EC7 - Within and in close proximity to Conservation Areas, the priority will be to preserve and/or enhance those Buildings, views and other elements which contribute to the unique character of the area.

Description of Development

The existing building is the former ISP Architects Ltd office and has now been vacant for 3 years. The owner has had the property on the market for sale for 18 months through two estate agents but no purchaser has been found. The applicant is to purchase the property subject to achieving planning permission for change of use to a HMO.

Physical Context

The site is located on the main road into Wrexham, opposite the Royal Mail sorting office & residential flats known as Caxton Place.

The terrace is of the Victorian era and were formally houses that have since been converted to office use.

The area is lined on both sides by buildings of varying ages but predominately of brick & stone, simple construction with slated roofs both commercial & residential.

Location plan 775/L(-)01 identifies the application site in context of its surroundings.

H.M. LAND REGISTRY		TITLE NUMBER WA681868		
ORDNANCE SURVEY PLAN REFERENCE	SJ 3350	SECTION G	Scale 1/250 Enlarged from 1/2500	
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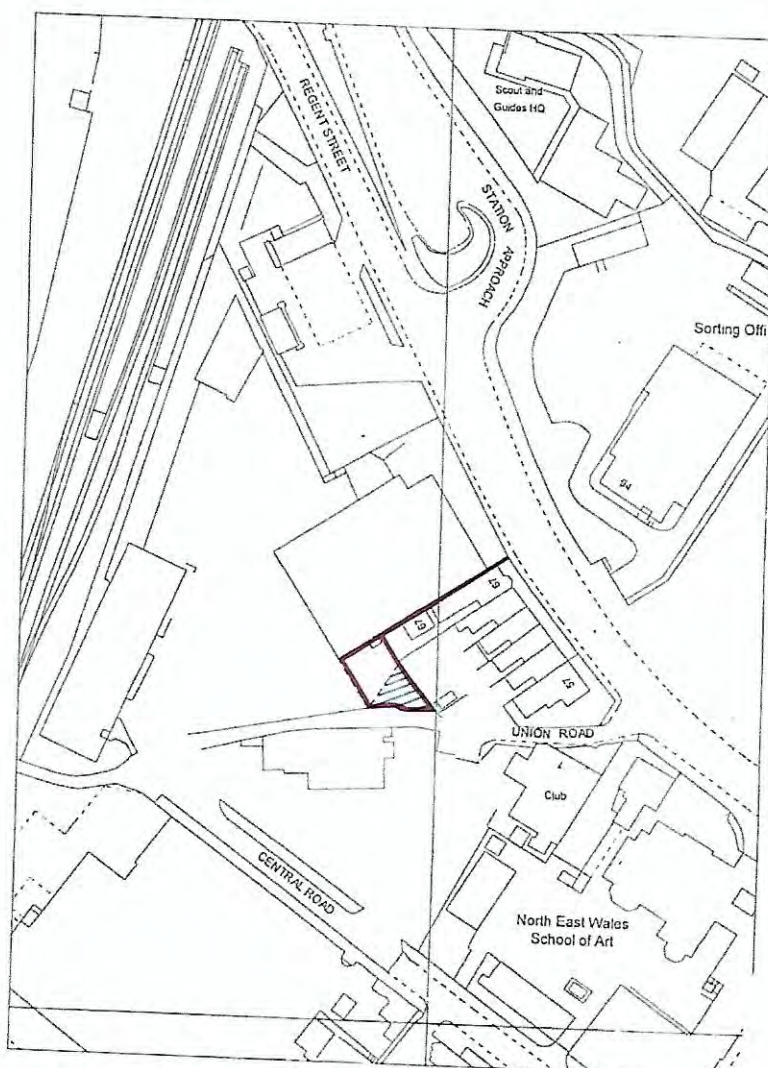
ADMINISTRATIVE AREA WREXHAM
WREC.



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Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.

H.M. LAND REGISTRY		TITLE NUMBER WA 854986
ORDNANCE SURVEY PLAN REFERENCE	SJ3250NE SJ3350NW	Scale 1/1250
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