

**REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 6 NOVEMBER 2023**

**APPLICATION NO:**  
P/2022 /1032

**LOCATION:**  
THE PHARMACY CHESTER ROAD  
ROSSETT WREXHAM  
LL12 0HN

**DATE RECEIVED:**  
05/12/2022

**COMMUNITY:**  
Rossett

**DESCRIPTION:**  
ESTYNIAD LLAWR CYNTAF A  
NEWID DEFNYDD RHAN O'R LLAWR  
GWAELOD I STORFA  
YCHWANEGOL AR GYFER Y  
FFERYLLFA / FIRST FLOOR  
EXTENSION AND CHANGE OF USE  
OF PART OF GROUND FLOOR TO  
ADDITIONAL PHARMACY STORAGE

**CASE OFFICER:**  
AB2

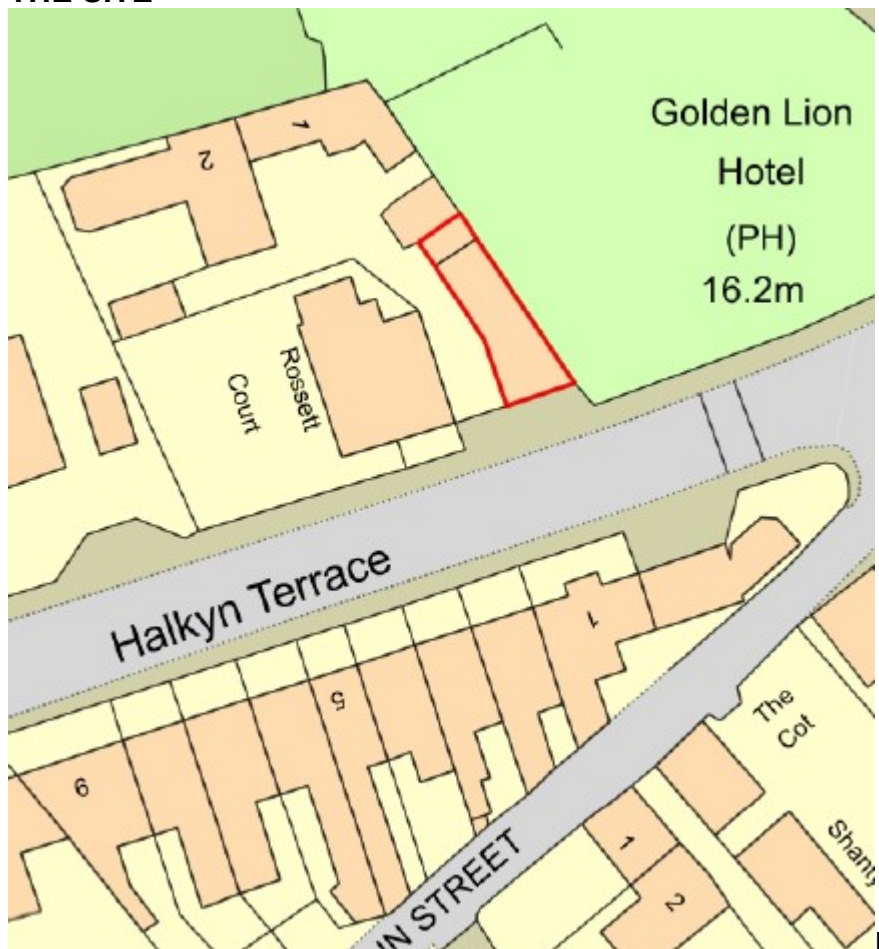
**WARD:**  
Rossett

**AGENT NAME:**  
PLANNING ANGEL LTD  
MRS PET TWIGG

**APPLICANT(S) NAME:**  
MR S MIRZA  
PRIMULUS LTD

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**THE SITE**



## **PROPOSAL**

The application proposes ground floor and change of use of part ground floor to additional pharmacy storage.

## **HISTORY**

No relevant planning history.

## **DEVELOPMENT PLAN**

### Unitary Development Plan

Within a defined settlement limit and Rossett Conservation Area. Policies GPD1, EC6, EC7 and T8 are relevant.

### Draft Local Development Plan

Within a defined settlement limit and Rossett Conservation Area. LDP policies SP15, DM1, NE1 and NE6 apply.

## **CONSULTATIONS**

### Community Council

Raise no objections

### Local Member

Notified 4.1.2023. No comments received.

### Highway Officer

Raises no objection subject to a condition to require a construction traffic management plan. Notes that although there is no parking provision at the pharmacy however, it is understood that there is an agreement with the adjoining Golden Lion to utilise their car park on a short stay basis. Also notes that the development will result in no additional staff.

### Public Protection

Raises no objections. Recommends advisory notes regarding construction impacts.

### Welsh Water

Raise no objection subject to no increase in surface water entering the public sewer.

### NRW

Raise no objection. Advise that the proposed development is unlikely to increase the amount of phosphorous entering the River Dee and Bala Lake SAC catchment.

### Press Notice

Expired 01/02/2023

Site Notice

Expired 03/02/2023

Neighbours

The owners/occupiers of 7 nearby properties notified 5.1.2023 and again on 30.5.2023 following the submission of amended plans.

A total of 5 representations received expressing the following comments about the application as amended:

- Bin storage;
- Impact on Conservation Area;
- Impact of removal of chimney on Conservation Area.

**SPECIAL CONSIDERATIONS**

**Principle of Development:** The site lies within a defined settlement limit in the UDP and draft LDP. Policy PS1 of the UDP and SP2 of the draft LDP direct new development to sites within settlement limits. The principle of development is acceptable.

**Residential Amenity:** The existing and proposed side elevation plans are included below:



EXISTING SIDE (SOUTH WEST FACING)



**PROPOSED SIDE (SOUTH WEST FACING)**

The external alterations would be the enclosure of an open section to the rear of the pharmacy. There would be no increase in roof height and no additional windows. The alterations would result in no unacceptable impact upon the amenities of nearby residential properties.

**Visual Amenity:** The proposed development would result in a minor change to the appearance of the original building. Matching materials would be used and there would be no impact to the wider street scheme or harm to the Conservation Area.

The area to be occupied by the extension is currently used as an external bin store. The applicant has confirmed that waste will be stored internally and disposed of via a waste removal provider. The extension therefore does not increase the likelihood of bins being stored to the front of the premises.

**Highways:** The Pharmacy does not have any on-site parking. However it is located within close proximity to public transport facilities and is within walking distance of much of Rossett. Additionally, the proposed development would provide 8 sq.m of additional internal floor space. This would not result in any material increasing in parking demand.

The Highway Officer has recommended a condition to require the submission and implementation of a Construction Traffic Management Plan. Given the limited scale of the proposed development, any construction would be limited and would not pose any highway safety concerns. A condition requiring a CTM is therefore unnecessary.

**Phosphorous:** Given the limited additional floor space, the development is unlikely to increase the amount of phosphorous entering the River Dee and Bala Lake SAC.

## **CONCLUSION**

The development would not give rise to any residential amenity, design or highway safety concerns. It therefore accords with the relevant UDP and draft LDP policies.

**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 CFI1305\_PL04 Rev B, CFI2305\_PL02 Rev B, CFI2305\_PL05 Rev B, CFI2305\_PL06 Rev B, CFI2305\_PL07 Rev B, CFI2305\_PL08 Rev B, CFI2305\_PL09 Rev B, CFI2305\_PL10 Rev B, CFI2305\_PL11 Rev B and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

## **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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

## **NOTE(S) TO APPLICANT**

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the 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 is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken

where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at [healthandhousing@wrexham.gov.uk](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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