In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr. Shaun Myddleton

Reference P/2025/0607

Agent Simon Smith
Missenden, Back Lane, Bomere Heath, Nr Shrewsbury, United Kingdom, SY4 3PH

Date Received 04/08/2025

Decision Date 01/12/2025

Town and Country Planning Act, 1990

Location of Application

96 ERDDIG ROAD, WREXHAM, LL13 7DR

Description of Application

ISRANNU ANNEDD I 2 RHANDY

SUBDIVISION OF DWELLING INTO 2 APARTMENTS

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
EC7 - Conservation Areas
GDP 1- Development Objectives
H4 - Sub-division of Dwellings
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	01/12/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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 following plan(s) and document(s):
   - FIGURE 2: SITE PLAN, SHEET 2
   - FIGURE 6: GROUND FLOOR PLAN, SHEET 4
   - FIGURE 5: FIRST FLOOR PLAN, SHEET 4
   - FIGURE 9: CYCLE AND BINSTORE LAYOUT, SHEET 5
   - FIGURE 10: GREEN INFRASTRUCTURE STATEMENT, SHEET 6

3. The development hereby permitted shall not be occupied until a scheme of noise insulation and attenuation measures between the ground and first floor has been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be permanently retained in accordance with the approved scheme.

4. The Net Biodiversity Benefit (NBB) measures detailed within the approved GIS referenced: FIGURE 10: GREEN INFRASTRUCTURE STATEMENT, shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

5. The vehicular and cycle parking/storage areas as shown on the plans referenced 'FIGURE 9: CYCLE AND BINSTORE LAYOUT' and 'FIGURE 2: SITE PLAN' shall be fully laid out, affixed, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of vehicles and secure storage of cycles at all times.

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6. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

7. No part of the internal layout shall be altered or number of bedrooms increased to that shown on the approved plans referenced FIGURE 3: GROUND FLOOR SCALE and FIGURE 4: FIRST FLOOR.

8. The apartments hereby permitted shall not be occupied until a scheme of external lighting has been implemented in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The external lighting measures shall thereafter be permanently retained.

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.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5. To provide for the parking of vehicles and secure storage of cycles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

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6. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To ensure the safeguarding of the River Dee and Bala Lake SAC from increased levels of pollution in accordance with policies GDP1, EC6 and EC14.

8. In the interests of the safety of occupiers of the development in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

Detailed advice has been issued by Natural Resources Wales which is available on the Council's planning applications website.

In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:· One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;
· A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;
· The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;
· The installation must comply with all applicable electrical requirements in force at the time of installation.

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.

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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 or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council