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 Tim Pluves

Reference P/2025/0093

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Date Received 03/02/2025

Decision Date 01/12/2025

Town and Country Planning Act, 1990

Location of Application

67 KING STREET, WREXHAM, LL11 1HR

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH D1 (DEFNYDD ADDYSGOL) I DDOSBARTH SUI GENERIS (HMO) 7 TENEDD

CHANGE OF USE OF BUILDING FROM CLASS D1 (EDUCATIONAL USE) TO CLASS SUI GENERIS (HMO) – 7 TENANTS

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

Development Plan Policies:

GDP 1- Development Objectives
H4 - Sub-division of Dwellings
PS1 - Broad Location of Development
PS2 - Broad Location of Development

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

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
KS/PD/12 Proposed basement plan and side elevation
KS/PD/11 Proposed rear elevation
KS/PD/10 Proposed front elevation
KS/PD/13 REV A - Proposed site plan
KS/PD/07 REV E - Proposed ground floor plan
KS/PD/08 REV E - Proposed first floor plan
KS/PD/09 REV E - Proposed second floor plan

3. The building shall not be occupied as a House in Multiple Occupation until the noise attenuation and mitigation measures recommended in the Noise Impact Assessment RSA512/2025 have been implemented in full. The measures shall be retained thereafter.

4. The use of the premises shall be restricted to a House in Multiple Occupation (HMO) occupied by no more than 7no. individuals.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. In the interests of the amenities of the future occupants of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure no detriment to the River Dee/Bala Lake as a result of increased foul flows in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to the Cadw for their consideration.

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

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

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The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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