

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 4 NOVEMBER 2019

APPLICATION NO:
P/2019 /0348

LOCATION:
OAK TREE TAVERN 45 TO 47
RUABON ROAD WREXHAM
LL13 7PL

DATE RECEIVED:
02/05/2019

COMMUNITY:
Offa

DESCRIPTION:
CONVERSION OF FORMER PUBLIC
HOUSE AND ASSOCIATED FLAT
INTO 3 NO. TWO-STOREY
DWELLINGS AND CONVERSION
AND EXTENSION OF OUTBUILDING
TO FORM 3 NO. NEW DETACHED
DWELLINGS

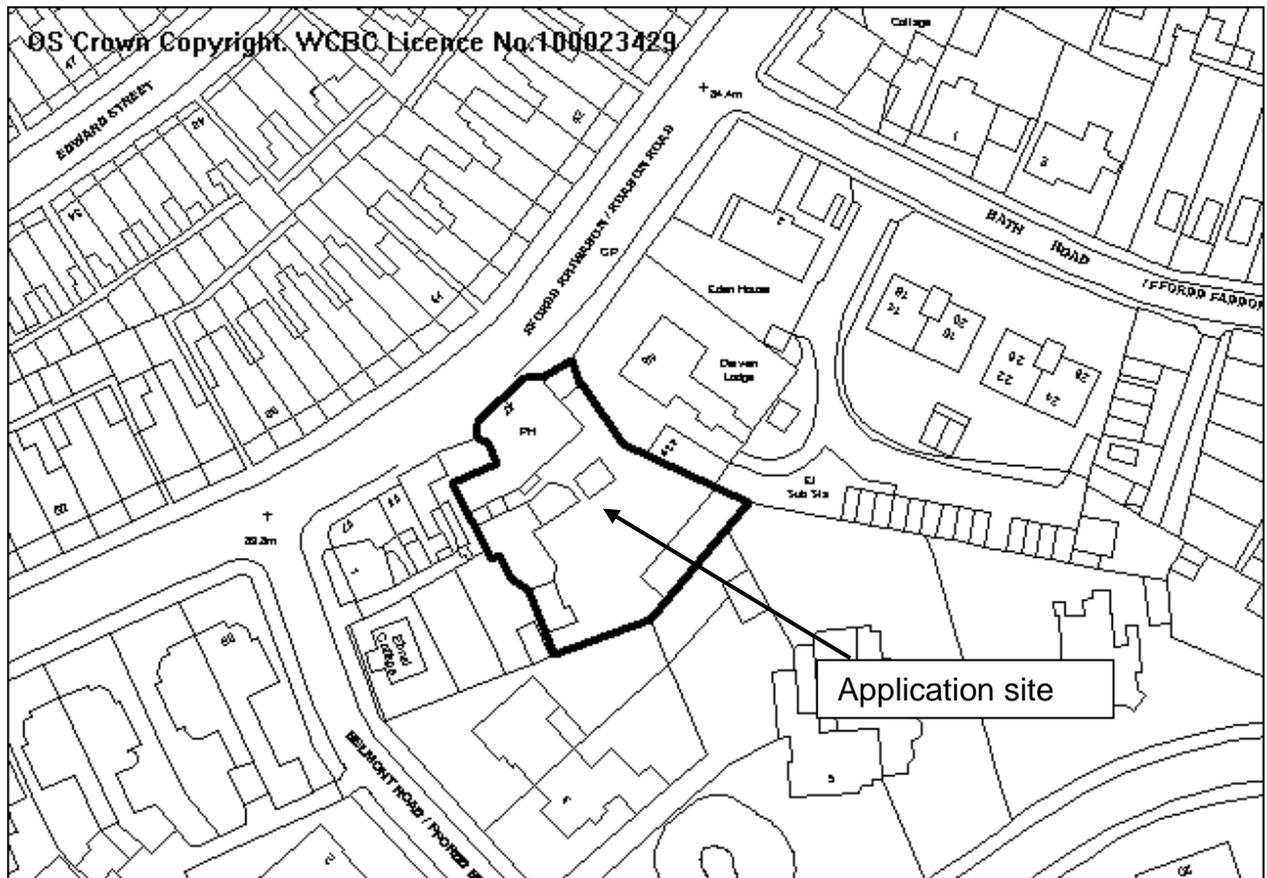
CASE OFFICER:
MP

WARD:
Offa

AGENT NAME:
BURKE RICKARDS
LTD
MR PAUL MAPSTONE

APPLICANT(S) NAME:
MR STEVEN SG AND EG (UK) LTD

THE SITE



PROPOSAL

The application as originally submitted proposed the conversion of the existing building to 3 dwellings along with the demolition of the outbuilding to the rear of the site and the erection of 3 new dwellings. The plans have subsequently been amended and now proposed the retention and conversion of the outbuilding to 3 dwellings.

HISTORY

P/2019/0347 CONSERVATION AREA CONSENT FOR DEMOLITION OF OUTBUILDINGS IN THE SERVICE YARD AREA (WITHIN FAIRY ROAD CONSERVATION AREA). Withdrawn.

DEVELOPMENT PLAN

Within settlement limit and Fairy Road Conservation Area. Policies GDP1, EC6, EC7, EC8, H2, S9 and T8 apply.

CONSULTATIONS

Community Council: To object. This building is situated within the Fairy Rd Conservation Area and the proposals will have a negative impact on the appearance of this historically important building and the surrounding Conservation Area. The application does also not appear to comply with Policy S9 as there is no evidence that the property has been marketed for sale for 12 months.

Local Member: Consulted about the amended plans 6.9.2019
Whilst the amended plans are a considerable improvement on the plans originally submitted, I have to continue my opposition to the application for the following reasons:

Policy S9:

- The new documents include details of the marketing of the site, which are all shown to have been at national level. The property has still not been advertised locally. I believe that there are some local people who might be interested in continuing the pub use as a social enterprise, but there has not been the opportunity to pursue this. Local advertising of the site should therefore still be undertaken, as required under Policy S9 - loss of local facilities.
- The application therefore needs to be rejected or put on hold, giving the 12 months period for

such a group to draw up their plans and to negotiate with the Owners.

The Main Building:

- The new plans pay much more regard for the historic location and buildings, and show less damaging changes to the appearance of the main building. The retention of the important features of the former Public House, including the retention of the historic ground floor bay fronting the building, are very much welcomed. Being within the Conservation Area, it would be essential that any changes to this building would have to comply with the requirements set out by the Conservation Officer to retain continued use of existing materials and features.
- If it is eventually shown that there is no interest locally in retaining the current use of the building as a Local Public House, then the conversion into three houses as in the original application is acceptable. Whilst in general these appear to give a higher quality of housing, there are some features of the internal arrangements that need to be questioned.

The Outbuildings:

- It is pleasing that the historic stabling outbuilding are no longer to be demolished, and that the amended plans show their retention and conversion into housing - in accordance with Planning Policy Wales TAN 24. Their demolition and replacement with new build would have had such a devastating impact on the outbuildings in the grounds of the Listed buildings, which are attached to each other and to the boundary wall between the two properties. They would also have changed the character of the area, and had a divesting impact on the setting, the appearance and the features of these Listed Buildings at 5 and 7 Fairy Road and on the Scheduled Ancient Monument.
- However, extending this building as shown in the amended plans will also have a devastating impact, will also change the character of the building, and very significantly change the appearance and setting of the adjoining Listed Buildings in Fairy Road, and the Scheduled Ancient Monument, the Fairy Oak Barrow - so should be resisted. The conservation officer's comments confirm this negative impact, with

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the need to retain continuity of materials and finishes. In my view, such an extension would certainly detract from the character and appearance of the Conservation Area and especially of the Listed properties and features in Fairy Road.

- Despite the proposed extension, the proposal to convert the outbuildings to form a terrace of three small two-bedroomed houses would be significantly substandard - the second bedrooms in each of the three houses would have less than 8ft by 6ft of floor space, and the downstairs WCs are accessed directly off the Kitchens.
- Theme 2 of the Council's approved Housing Strategy is to provide "better quality homes and Communities" . . . so as to provide a "better quality housing stock". It would seem too that the Planning Inspectorate is also increasingly concerned about the essential requirements of the Well Being of Future Generations Act, and are quoting these requirements to justify their decisions to refuse planning appeals. They also quote the Welsh Minister's revised well-being objectives "to build healthier, more resilient communities and environments".
- Retaining the outbuildings at their present historic size, and converting them to two properties would be a far preferable option.
- Although the amended plans are a considerable improvement on the originally submitted plans, I believe that they do still not comply with Council and Planning Policies, and do not meet the standards that we would require.

I trust therefore that the application should be recommended for REFUSAL at this stage.

Public Protection:
Highways:

Recommend measures to limit impact of works.
Made the following comments on the original plans:

- Visibility splays of 2.4 x 43m normally required;
- Existing access provides a visibility splay in excess of 2.4 x 43m to the north-east although visibility is frequently impeded by parked vehicles. Visibility to the south is 2.4 x 10m. Visibility is impeded by the existing public house;
- Would not normally support any development likely to result in an increase in vehicle movements through this substandard access.

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However the existing car park appears capable of accommodating 15 vehicles and would have the potential to generate the same daily vehicle movements compared to 6 dwellings;

- The existing access is approximately 5m wide up to 4.5m behind the adjoining highway. Beyond this it narrows to approximately 3.4m at around 7.7m behind the carriageway. I would normally recommend an access width of 4.8m through to the proposed car park for a development of this nature. I would recommend no gates are erected across the access in the interest of highway safety;
- Access should be surfaced with hardbound materials and no surface water should be permitted to flow onto the highway;
- As the existing access previously served the public house it would be acceptable in this instance;
- It is not clear if the access is being reduced in width;
- There is a beer hatch in the adopted footway. Recommend a condition requiring its removal.
- Development comprises of 4 x 2 bed dwellings and 2 x 3 bed dwelling. LPG16 would require a maximum of 14 spaces which is considered acceptable given the sustainable location of the site;
- Turning for a vehicle larger than a car is not possible which is considered unacceptable;
- There would be insufficient space within the car park to accommodate movements of smaller delivery vehicles/dray wagon. The submitted layout does not provide such a turning facility which is considered unacceptable;
- Plans need to be amended to include provision for a medium sized delivery wagon;
- It is important that any proposed bin store is of adequate size and suitable located.
- Would normally recommend permission be refused on the grounds that the development does not make adequate provision for the turning of vehicles clear of the highway. However if the applicant were to address this issue I would have no objections to the development.

Education:

Primary and secondary contributions not required.

Welsh Water:

Have made the following comments:

- The proposed development site is crossed by a combined gravity public sewer. Welsh Water

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has rights of access to its apparatus at all times, and as such would require an easement of 3m either side of the centreline of this pipe.

- The developer proposes to dispose of foul flows via the public sewerage system and discharge surface water run-off into a soakaway system. As of the 7th January 2019 this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features. It is strongly recommended that the developer engage in pre-application consultation with Wrexham County Borough Council, as the relevant SuDS Approval Body (SAB).
- Conditions recommended.

NRW: No objection subject to the avoidance and mitigation measures described in the bat report being undertaken.

CPAT: Recommend a condition to require a photographic survey prior to works commencing;

Civic Society: Notified 7.5.2019

Site Notice: Expired 31.5.19

Neighbours: The owners/occupiers of 16 nearby properties notified 9.5.19.

2 representations supporting the application for the following reasons:

- Noise, litter and an impassable pavement as a result of existing use;
- Pedestrians forced to walk on the road when deliveries are made;
- A pub of this type has had its day;
- Ruabon Road is not a designation eating and drinking area;
- The property is of little merit in its current form;
- The bay frontage is a more recent addition and has narrowed the pavement;
- None of the features of the pub are mentioned in the Fairy Road Conservation Area Assessment;
- The conversion is the best and most valuable use for the land and would allow families and young couples to move into an area close to town whilst being able to park their cars on-site
- The houses are of a starter home size comparable to other recent developments in Wrexham;
- If the plans are not allowed to go ahead there is a change of the property could be accompanied

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by undesirable activities such as squatters and drug related businesses

10 objections received expressing the following concerns:

- Demolition of the outbuildings
- Public house and outbuildings should be protected
- Redevelopment tends to destroy historic context
- Impact upon structural integrity of boundary wall
- Risk of subsidence
- Driveway to neighbouring property should be kept clear at all times
- Building works should be kept to normal working hours with no noise at weekends
- Oak Tree sites within a Conservation Area and has strict protected status;
- New dwellings only have windows in one elevation making them dark;
- Lack of amenity space for the new dwellings;
- Lack of windows on rear elevation of new dwellings will make them oppressive;
- Lack of car manoeuvring area;
- Lack of space for a fire engine;
- Small space inside houses created from converting public house;
- Policy S9 has not been adhered to – no indication the property has been marketed locally;
- New dwellings out of keeping with nearby Grade 2 Listed Buildings;
- Apple tree near to the stables;
- Bats in the old stables;
- Out of keeping with the area, nearby houses and the old tavern;
- Insufficient parking;
- Parking problems in the locality;
- Conservation area should be conserved;
- Conservation areas are being ignored/neglected;
- Too many houses have been converted to HMOs. Offa ward is oversubscribed with HMOs. This comes with huge parking problems;
- Most buildings do not have parking provision;
- Increases in vehicles have exacerbated on street parking;

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- Loss of the public house. This is a facility that should be retained;
- Removal of single storey frontage should not be agreed;
- If public house is not viable it should not be converted to HMOs;
- Outbuilding should be retained and converted to one dwelling;
- The yard could be laid out with parking and gardens for the dwellings;
- Proximity to Fairy Mount;
- Development will lead to additional on-street parking;
- Not received notification about the development

The owners/occupiers of 16 nearby properties notified about the amended plans on 6.9.19.

SPECIAL CONSIDERATIONS

Policy: Policy S9 seeks to protect local facilities such as public houses and states that developments that entail their loss will only be permitted where:

a) the use is no longer viable and all reasonable attempts to sell or let the business over a 12 month period have proved unsuccessful or;

b) the building is in a derelict or unsightly condition and the proposal would bring about substantial environmental improvements; and

c) the loss of the facility would not prove detrimental to the social and economic fabric of its locality.

Loss of the public house: The Design and Access Statement accompanying the application suggests that:

- the public house has not been viable for many years;
- That former owner Marstons tried many strategies over many years before deciding to sell it;
- The last manager/ tenant was trading at a significant loss. Many days the total turnover was less than £100 including Saturdays;
- The Owners tried to sell as a trading business using national specialist agents, but there was virtually no interest and certainly no offers indicating absolutely no demand from an operator.

In addition to the above a statement from the marketing agent (who are specialised in marketing of licensed premises) has also been obtained. In summary this confirmed the following:

- They were instructed to market the property on 31st May 2018 for £195,000;

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- The property was extensively marketed by way of e-marketing campaigns and via postal mailshots. The property was also listed on 6 websites, including Rightmove and Zoopla;
- It appeared in the printed version of the Morning Advertiser (the principal trade paper for Licensed trade) on the 18th of June 2018 and 15th of January 2019.

The sales agent confirms that 'for sale' boards were attached to the premises and I have been provided with a copy of the instructions to that effect.

Finally, the applicant's agent has provided me with correspondence from the last landlord of the premises who indicated that it was not worth opening the public house on most weekdays.

Taking into account all of the above, there is sufficient information before me to suggest that the business was no longer viable and that reasonable efforts to dispose of it as a going concern have been made and have proved unsuccessful.

The site lies within 250 metres of the Bowling Green public house and 500 metres from the edge of Wrexham town centre and just over 1km from Eagles Meadow. The Squire Yorke public house also lies approximately 1km to the south. Whilst the loss of the public house is to be regretted, the local community nevertheless retain access to a wider range of public houses, bars, restaurants and other leisure facilities. It would therefore be difficult to sustain a refusal of planning on the grounds that the social and economic will be harmed as a result of the development.

In addition to the above, regard must also be had to the need for and the significant under delivery of housing in the County Borough in recent years. Completions of new houses over the 2013-2019 period have been half of what they need to be in order to meet the housing requirement identified in the LDP for 7750 dwellings over the 2013-2028 period.

Whilst the proposals will make only a modest contribution to the overall housing supply, they will nevertheless result in the re-use of previously developed land in a sustainable location. Furthermore, small sites (i.e. developments of between 1-9 dwellings) have made up 30% of the total supply over the 2013-2019 period. Small sites also make up an important component of the expected supply likely to be delivered by windfall sites (i.e. sites not specifically allocated for housing in the LDP), with 75 dwellings on small sites expected to be delivered each year until 2028- equating to 675 dwellings in total or 9% of the total housing requirement.

Taking all of the factors discussed above into account, in my opinion the overall planning balance lies in favour of the development, subject to detailed matters of design being acceptable.

Design: I will comment separately on the proposed alterations to the public house building and conversion of the outbuilding.

Alterations to The Oak Tree

The development will involve only modest alterations to building. In summary these are:

- the installation of two small first floor windows in the front elevation;
- the installation of an additional ground floor window in the rear elevation;
- the blocking up and alteration of some existing openings in the rear elevation, the removal of two small single storey extensions and the installation of a small number new openings

The new/altered openings are of a matching design to existing ones thus ensuring that the proposals preserve the character of the building and in turn the wider Conservation Area.

Outbuilding Conversion

The proposals largely retain the existing features of the front elevation thereby preserving much of its existing character. A modest extension projecting 3m from the western elevation of the building is proposed which will be timber clad providing a distinction between the historic fabric and the new whilst utilising materials that are sympathetic to the character of the building. The proposed conversion will ensure a key feature of the site is retained and in turn that the character of the wider conservation area is preserved.

The site is approximately 20 metres from no.5 Fairy Road, 25m from no.7 Fairy Road, both Grade II listed buildings, and 30 metres from the Fair Oak Round Barrow Scheduled Ancient Monument. All are currently viewed in the context of surrounding developments and the proposals, including the extension to the outbuilding, will not alter that context. The extension to the outbuilding will not result in any direct impact upon these historic assets and I am satisfied that due to its modest size and the degree of separation it will not have a significant or harmful impact upon their setting.

Amenity: The conversion of the public house will not result in any additional overlooking of neighbouring properties. The separation distances within the site also accord with LPG21 advice.

The extension to the outbuilding is sufficiently far away from neighbouring properties to not prove harmful by way of loss of light or by being overbearing. The dwellings proposed in the outbuilding also accord with LPG21 advice in respect of no. 49 Ruabon Road to the west of the site.

The separation distance to no.43 Ruabon Road from a first floor window to a first floor window in the outbuilding is 16 metres. Whilst this is less than the 22 metres recommended by LPG21, due to the relative position of the two buildings I am satisfied that significant overlooking of upper floor windows will not occur. No.43a Ruabon Road, a single storey flat roof building is situated

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in between which will prevent significant overlooking of ground floor windows or the garden of no.43. It should also be noted that the window in question will be installed in an existing opening, which serves a first floor space that could be utilised irrespective of whether change of use is granted permission.

The outbuilding currently has no windows in the rear elevation and there are no proposals to introduce any. Two roof lights per dwelling will be installed in the rear roof slope however these will be set at a height and angle that will not give rise to overlooking.

The dwellings proposed in the public house will each have their own private garden spaces. Whilst modest in size they provide sufficient space for external drying and outdoor amenity. The dwellings created from the conversion of the outbuilding will benefit from a communal garden area. Due to the fact that the building adjoins the rear boundary of the site this is the only realistic way to provide outdoor amenity space for the properties. I am satisfied that the communal space will provide a sufficiently sized and conveniently located area to ensure that the occupiers of the dwellings are afforded an appropriate standard of amenity. A separate communal bin storage area is to be provided for all 6 of the proposed dwellings.

I note the comments made about the internal space provided for the dwellings resulting from the conversion of the outbuilding. I have no evidence before me to suggest that the space available within the dwellings will provide for substandard units of accommodation. Furthermore, Members are reminded that the Council does not have any adopted Local Planning Guidance that sets out standards regarding the size of rooms within a dwelling.

Access and parking: The development proposes no changes to the site access and given that the development is unlikely to result in it being used more intensively than would have been the case under the previous use of the site then I am satisfied the development is unlikely to give rise to highway safety issues.

The development consists of 2 x 3 bedroom dwellings and 4 x 2 bedroom dwellings. In accordance with LPG16 the maximum parking provision is 2 spaces for the 2 bedroom dwellings and 3 spaces for the 3 bedroom dwellings, or 14 spaces for the development as a whole.

The submitted plans make provision for 2 spaces for all 6 properties, or 12 parking spaces in total. I am satisfied that the parking provision for the development is adequate. Whilst the 2 x 3 bedroom dwellings will have 1 space each below the LPG16 maximum, given the proximity of the site to the town centre, to public transport and to a range of local facilities, it would not be appropriate to insist upon the maximum standard in this case. Furthermore I consider it unlikely that the proposals will give rise to significant additional on-street parking in the wider locality.

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There is sufficient space within the parking area for vehicles to manoeuvre. The shared driveway does not include any space for vehicles larger than private cars to turn. Given that all commercial activities would cease if the development is implemented, such vehicles are only likely to visit the site relatively infrequently. The absence of such provision would therefore not give rise to significant highway safety concerns or be a valid reason to refuse planning permission.

Ecology: The application is accompanied by an ecology report. This has identified that mitigation measures in the form of the provision of bat boxes is required. Subject to these measures being implemented, the development is not likely to be detrimental to the maintenance of the population the species identified. The measures will be secured by condition.

Other considerations: Ensuring the works do not affect the structural integrity of adjoining boundary walls is outside of the scope of planning control. Nevertheless, given that the amended proposals seek to retain rather than remove the outbuilding, there is considerably less risk of damage to adjacent properties now occurring.

In the interests of the wider conservation area, details of how the extension to the outbuilding will be constructed to ensure it does not damage a wall at the rear of the site will be required by condition.

Preventing building contractors parking across the access of neighbouring properties is outside of the scope of planning control.

I do not consider it necessary to impose conditions to restrict the times of construction works. The Council has sufficient controls under the Environmental Protection Act 1990 to take action should a statutory nuisance occur. It is unnecessary to duplicate those controls via a planning permission.

CONCLUSION

Whilst the loss of the public house is regrettable I am satisfied that sufficient information has been submitted to demonstrate that marketing has been carried out and has proved unsuccessful. Furthermore the loss of the facility will not leave local residents without alternative provision and therefore do not significantly harm the social and economic fabric of the area. The proposals will result in an acceptable form of residential development that is sympathetic to the existing character of the site and preserves the character of the conservation area. The proposals will not give rise to unacceptable impacts upon residential amenity or highway safety. As such they accord with the relevant UDP 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 2224 - 100 Revision A, 2224/101 Revision A, 2224 - 105 Revision A, 2224 - 110 Revision A, 2224 - 118, 2224 - 119 Revision, 2224 - 127 Revision A and 2224 - 128 Revision A and as contained within the application documentation.
3. Development shall not commence until the location and specification of 3 no. bat boxes together with a timescale for their installation has been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed in strict accordance with the details as approved and thereafter permanently retained.
4. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
5. Development shall not commence until a scheme of boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Thereafter no means of enclosure shall be erected on any part of the site other than in strict accordance with the scheme as approved.
6. No works to alter or extend the existing outbuilding shown on drawing no. 2224/101 Revision A until a scheme setting out measures to protect the existing boundary wall adjoining the building and the proposed extension has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the scheme as approved.
7. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
8. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days' notice in writing of this meeting.
9. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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10. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

11. No dwelling shall be occupied until a scheme for the blocking up of the existing delivery hatch located the footpath on Ruabon Road has been implemented in full in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

12. All new and replacement rainwater goods shall be cast iron or aluminium only.

13. The vehicular parking and turning areas as shown on approved drawing(s) No(s) 2224 - 105 Revision A shall be fully laid out, 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 and turning of motor vehicles at all times.

14. 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.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no windows or other openings shall be inserted in the south-east elevation of the dwellings adjoining the south-eastern boundary of the site as shown on drawing no. 2224 - 105 Revision A other than the three roof lights shown on drawings nos. 2224 - 110 Revision A and 2224 - 128 Revision A.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected, constructed or placed across the access within 5 metres of the highway boundary under Class A, of Schedule 2 Part 2

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. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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.

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6. In the interests of preserving the character of the conservation area in accordance with policy EC7 of the Wrexham Unitary Development Plan.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
9. 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.
10. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of pedestrian safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
12. This is a non-standard reason
13. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
14. 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 Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
15. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

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
