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 Hussein

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United
Kingdom, LL11 2LT

Reference P/2024/1704

Date Received 24/12/2024

Decision Date 05/03/2025

Town and Country Planning Act, 1990

Location of Application

45-47 HIGH STREET, COEDPOETH, WREXHAM, LL11 3SA

Description of Application

NEWID DEFNYDD O GEGIN FASNACHOL I FFLAT STIWDIO

CHANGE OF USE OF COMMERCIAL KITCHEN TO STUDIO FLAT

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 12 : Design
TAN 18 : Transport
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
R7 - Loss of Local Services
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

1. A poor standard of amenity will be afforded to future occupiers of the development due to a lack of natural light, lack of private amenity space and unacceptable levels of noise and odour from the commercial use in the remainder of the ground floor of the building and the proposal therefore conflicts with policies DM1 (ii) and H6 (v) of the Wrexham Local Development Plan.

2. The River Dee where the WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently it is not possible to conclude that the proposed development would not have a significant effect on the SAC; the proposed development is therefore considered to be unacceptable and would not accord with Policies NE1 and NE6 of the Wrexham Local Development Plan.

3. Insufficient information has been submitted to demonstrate that a net benefit to biodiversity could be secured at the site. In the absence of such information, the proposed development conflicts with policies SP14 and NE1 of the Wrexham Local Development Plan, as well as paragraphs 6.4.4 and 6.4.5 of PPW12.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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