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 Mohammed Mohammed Ikram

Agent Mr Belal Rashid
11 Queen Street,
Oldham, United Kingdom, OL1 1RD

Reference P/2024/1548

Date Received 30/10/2024

Decision Date 13/03/2025

Town and Country Planning Act, 1990

Location of Application

22 TO 26 LORD STREET & 10 TO 14, EGERTON STREET, WREXHAM

Description of Application

NEWID DEFNYDD YR AIL LAWR O SWYDDFEYDD I 6 FFLAT HUNANGYNHWYSOL

CHANGE OF USE TO SECOND FLOOR FROM OFFICES TO 6 SELF CONTAINED FLATS

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

Wrexham Local Development 2013 – 2028:

SP1 Housing
SP19 Green Infrastructure between the proposed site and the existing network;
SP11 Transport Network
SP14 Natural Environment
SP12 Masterplanning
H6 Conversion of existing buildings
DM1 Development Management Considerations
SP7 Wrexham City
NE1 International and National Nature Conservation Designations
NE6 Waste Water Treatment and River Water Quality
R1 Retail, Leisure and Commercial Centre Hierarchy
R2 Development within the Wrexham City Centre Masterplan Area
R3 Primary Shopping Streets
R4 Outside Principal Shopping Streets
T2 Active Travel

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Applicant	Mr Mohammed Mohammed Ikram	**Reference**	P/2024/1548
Agent	Mr Belal Rashid 11 Queen Street, Oldham, United Kingdom, OL1 1RD	**Date Received**	30/10/2024
		Decision Date	13/03/2025

Particulars of decision : REFUSED

Reason(s)

1. In the absence of an appropriate night and day acoustic assessment, it is not possible to conclude that the future occupiers of the proposed development would not be unduly impacted by the adjacent commercial premises and the night time economy. It has not been demonstrated that the proposed use is compatible with the existing nearby uses and the proposed development would not therefore accord with LDP policies DM1 ii) and R4.

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 therefore would not accord with LDP policies NE1 and NE6.



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

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