

In pursuance of its powers under the Acts and 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

Applicant	MS VIOLETTA NIKLAS	Code No	WRO P/2022/1033
Agent	CB ARCHOTECTURAL DESIGN CRAIG BAUGH 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	23/10/2020
		Decision Date	28/02/2023

Town and Country Planning Act, 1990

Location of application

36, BROOK STREET, WREXHAM. LL13 7LL

Description of application

TROSI AC YMESTYN ADEILAD I GREU 4 O FFLATIAU / CONVERT AND EXTEND BUILDING TO CREATE 4 APARTMENTS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC12	Development and flood risk
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
S2	Ground floor retailing in Wrexham town centre
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels which would be harmful to the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal is therefore contrary to paragraph 6.4.18 of Planning Policy Wales, Policy EC6 of the Wrexham Unitary Development Plan and Policy NE6 of the emerging Wrexham Local Development Plan.

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2. The proposal is defined as highly vulnerable development and the site lies within Flood Zone C2. As such the proposals are at an unacceptable risk of flooding and also potentially give rise to increased flooding risk off-site. The development therefore conflicts with Technical Advice Note 15 paragraph 6.2 and policy EC12 of the Wrexham Unitary Development Plan.
3. The proposed development would result in an unacceptable loss of light to the occupants of nearby residential units on Well Street, to the detriment of residential amenity. The development is therefore contrary to Policy DM1 of the emerging Wrexham Local Development Plan and Local Planning Guidance Note 21.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm