

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	MRS LISA GOULD HEART OF THE HOME KITCHENS LTD	Code No	HOL P/2021/0325
Agent	MR MIKE JONES 6 FFORDD ELWY WREXHAM LL12 7RE	Date Received	03/04/2021
		Decision Date	14/12/2021

Town and Country Planning Act, 1990

Location of application

PRESBYTERIAN CHURCH, CASTLE STREET, HOLT, WREXHAM, LL13 9YW

Description of application

NEWID DEFNYDD O DDOSBARTH D1 (SEFYDLIAD DIM PRESWYL) I DDOSBARTH A1 (MANWERTHU) / CHANGE OF USE FROM CLASS D1 (NON - RESIDENTIAL INSTITUTION) TO CLASS A1 (RETAIL)

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

CLF1	Existing Facilities
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
S5	District shopping centres

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the loss of the existing D1 use on this site is justified. The proposal conflicts with UDP Policy CLF1.
2. It has not been demonstrated that the proposal can achieve sufficient on-site parking provision, without causing detriment to the local highway network. In the absence of this information, the proposal has failed to comply with UDP Policy GDP1.

3. Insufficient information has been submitted to demonstrate that the internal changes and alterations proposed to the listed building would not result in harm to its setting or character, conflicting with UDP Policy EC9.

A handwritten signature in black ink, appearing to be 'L. J. C.', written in a cursive style.

**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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