

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	BLUE COLUMN PROPERTIES LTD	Code No	WRR P/2020/0813
Agent	SIMON SMITH EN PLAN MISSENDEN BACK LANE BOWMERE HEATH NR SHREWSBURY SY4 3PH	Date Received	25/11/2020 01/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 2, STANSTY ROAD, WREXHAM, , LL11 2ET,

Description of application

NEWID DEFNYDD 6 YSTAFELL WELY HMO I 7 YSTAFFELL WELY HMO /
CHANGE OF USE FROM 6 BED HMO TO 7 BED HMO

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

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed increase from a 6 bed HMO to a 7 Bed HMO will result in an increase in on-street parking demand to the detriment of highway safety, availability of parking in the surrounding area and the free flow of traffic. To allow the proposed development would be contrary to the adopted Wrexham UDP policy GDP1 and Local Planning Guidance note 16.

Note(s) to applicant

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREF a»/«APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»



**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