

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

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Expiry Date: 08/02/2011
Decision Notice Sent:
08/06/2011
Grid Reference:
E 333401
N 350171



Applicant LINGAR PROPERTY
PARTNERSHIP

Code No WRO P/2010/1052

Agent CASSIDY AND ASHTON
MR P LLEWELLIN
7 EAST CLIFF
PRESTON
LANCASHIRE
PR1 3JE

Date Received 15/12/2010

Decision Date 06/06/2011

Town and Country Planning Act, 1990

Location of application

4, BROOK STREET, WREXHAM, LL13 7LL

Description of application

CHANGE OF USE AND ALTERATIONS TO FORMER NIGHTCLUB TO
PROVIDE STUDENT ACCOMMODATION ON FIRST AND SECOND
FLOORS AND CONVERSION OF ROOF SPACE

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
GDP2	Capacity of infrastructure and community facilities
H13	Bridge street/Cambrian Yard regeneration, Wrexham
H2	Residential development within settlements
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

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Reason(s)

1. The development would create additional parking problems at the junction of Brook Street, Bridge Street and St Giles Way to the detriment of highway safety and contrary to policies GDP1 (d) and T8 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Head of Community Wellbeing and Development, Lambpit Street, Wrexham,
LL11 1AR