

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

|                  |                                                                                             |                      |                 |
|------------------|---------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR G POOLE LINGAR HOLDINGS<br>CHESTER LTD                                                   | <b>Code No</b>       | WRO P/2018/0915 |
| <b>Agent</b>     | CASSIDY AND ASHTON<br>GUY EVANS<br>10<br>HUNTERS WALK<br>CANAL STREET<br>CHESTER<br>CH1 4EB | <b>Date Received</b> | 30/10/2018      |
|                  |                                                                                             | <b>Decision Date</b> | 04/01/2021      |

### **Town and Country Planning Act, 1990**

#### **Location of application**

, CENTRAL BUILDINGS AND ADJOINING LAND, BROOK STREET, ,  
WREXHAM, , LL13 7LH

#### **Description of application**

RESIDENTIAL DEVELOPMENT COMPRISING CONVERSION OF FIRST AND SECOND FLOORS OF CENTRAL BUILDINGS TO PROVIDE 10 NO. APARTMENTS WITH RELATED ALTERATIONS AT GROUND FLOOR LEVEL AND ERECTION OF 28 NO. APARTMENTS ON ADJACENT LAND WITH ASSOCIATED PARKING

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                          |
| GDP1 | Development objectives                              |
| GDP2 | Capacity of infrastructure and community facilities |
| H2   | Residential development within settlements          |
| H7   | Affordable housing within new developments          |
| T8   | Parking                                             |

#### **Particulars of decision that permission be REFUSED**

#### **Reason(s)**

1. The site lies partially in zone C2 and as a result the development is at unacceptable risk of flooding, thus being in conflict with advice in TAN15: Development and Flood Risk and policy EC12 of the Wrexham Unitary Development Plan

A handwritten signature in black ink, appearing to read 'L. J. Smith'.

**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)