In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Marin Garabagiu

Agent Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, United
Kingdom, CH3 8EG

Reference P/2024/1416

Date Received 12/09/2024

Decision Date 12/09/2025

Town and Country Planning Act, 1990

Location of Application

1-3 IMPERIAL BUILDINGS, KING STREET, WREXHAM, LL11 1HE

Description of Application

NEWID DEFNYDD LLAWR CYNTAF ADEILAD O DDOSBARTH A3 (BWYD A DIOD) I DDOSBARTH C4, 4 PERSON (TAI AMLFEDDIANNAETH)

CHANGE OF USE OF FIRST FLOOR OF BUILDING FROM CLASS A3 (FOOD AND DRINK) TO CLASS C4, 4 PERSON (HMO)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H4 - Sub-division of Dwellings
PS1 - Broad Location of Development
PS2 - Broad Location of Development

Particulars of decision : REFUSED

Reason(s)

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1. The River Dee where the WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently it is not possible to conclude that the proposed development would not have a significant effect on the SAC and the application fails to accord with UDP policies EC6 and EC14.

2. It is not considered that the development would provide an adequate standard of living accommodation to the detriment of future occupiers. As such the proposal is contrary to Policy GDP1 of the UDP.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council