Planning Statement

Conversion of Existing Vacant Care Home (C2) to Houses in Multiple Occupation (HMOs) Brings a long-vacant building back into use.

Client: Mr Bilal Baber
Planning Consultants: AFR Studio Limited
Site Address: Oak Alyn Hall, LL12 9US, Wrexham, UK Local Planning Authority: Wrexham County BoroughbCouncil
Date: 10/12/2025

Introduction

This Planning Statement has been prepared by AFR Studio Limited on behalf of the applicant, Mr Bilal Baber, in support of a full planning application for the conversion of the existing, currently vacant care home (Use Class C2) at Oak Hall, Wrexham, LL12 9US into Houses in Multiple Occupation (HMOs).

The former care home has been unused for a significant period and no longer meets the operational requirements or viability needs of modern care facilities. The proposed development seeks to bring the building back into productive use while preserving its architectural character and delivering much-needed affordable accommodation within the Wrexham area.

Site Description and Surrounding Context

Oak Alyn Hall is a substantial detached property situated within a predominantly residential setting in Wrexham County Borough. The surrounding area consists mainly of traditional housing, small clusters of community facilities, and open green spaces.

The building is not statutorily listed, nor is it located within a designated Conservation Area. The site benefits from good accessibility to local services, bus routes, and employment areas in Wrexham and the surrounding communities.

The structure is in sound condition but requires internal refurbishment and upgrading following its prolonged vacancy.

Planning History and Rationale for Change of Use

The property formerly operated as a care home under Use Class C2. The existing care home has been vacant since 05th of December 2023.

Proposed Development

The proposal includes:

Conversion of the former care home into HMOs.

Internal refurbishment to create high-quality en-suite or well-sized bedrooms with shared kitchens and living areas.

Provision of secure cycle storage and appropriately screened waste and recycling areas is as per existing.

All rooms will meet or exceed Wrexham County Borough Council's HMO space and amenity standards.

Planning Policy Assessment

National Planning Policy (Wales) – Planning Policy Wales (PPW The

proposal complies with PPW principles by:

Supporting the sustainable reuse of existing buildings.

Delivering a diverse mix of housing options, including smaller-scale, affordable accommodation.

Promoting redevelopment within established settlements where infrastructure already exists.

Future Wales – The National Plan 2040

The development supports national objectives for sustainable communities, housing variety, and best use of existing built assets.

Wrexham County Borough Council Local Planning Policies

Relevant local policies support:

- Regeneration and reuse of underutilised buildings.

- Increasing housing availability in sustainable locations.
- Ensuring high standards of design, amenity, and environmental quality.
- Meeting identified housing need within the County Borough.

The proposal aligns with local requirements for HMOs, including amenity, parking, layout, and safety standards.

Housing Need and Local Justification

Wrexham has an established need for flexible, affordable housing options, particularly for young professionals, key workers, and those seeking lower-cost accommodation.

Residential Amenity

The proposed conversion will ensure:

Appropriate room sizes meeting minimum standards.

Adequate natural lighting and ventilation.

Suitable communal spaces to avoid over-intensification.

Modern soundproofing and fire safety upgrades.

Sensitive site layout ensuring landscaping, circulation, and neighbouring privacy are maintained.

8. Parking, Access and Transport

The site benefits from:

Good pedestrian and public transport links into Wrexham town centre and surrounding areas.

On-site parking, where available, will be rationalised to meet local demand.

Secure cycle parking will be provided in line with council requirements.

The development is not expected to adversely impact local highway capacity.

Impact on Character and Appearance

The building's external appearance will largely remain unchanged. Improvements will be limited to general repairs, landscaping, and maintenance.

The intensity of use will be comparable to — or lower than — the former care home,

which historically accommodated residents, staff, and visitors.

There will be no detrimental effect on local character or visual amenity.

Sustainability Considerations

The proposal promotes sustainable development by:

Retaining and reusing an existing building (significant embodied carbon savings).

Enhancing energy efficiency during refurbishment.

Encouraging sustainable transport choices through cycle provision.

Conclusion

The conversion of the vacant care home at Oak Hall, LL12 9US, Wrexham into HMOs is a sustainable, policy-compliant, and beneficial reuse of an underused property.

The proposal:

Delivers much-needed affordable accommodation.

Enhances the quality and safety of the building.

Protects and maintains local character.

Meets local and national policy objectives for housing and regeneration. For these reasons, planning permission is respectfully sought from Wrexham County Borough Council.