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 Mr Charles Safapour

Agent Mr Darren Van Der merwe
66 Tarka Way,
Crediton, United Kingdom, EX17 3FG

Reference P/2025/0915

Date Received 28/11/2025

Decision Date 16/01/2026

Town and Country Planning Act, 1990

Location of Application

THE LAURELS, BOURNE TERRACE, WOODLAND GROVE, FRONCYSYLLTE, LLANGOLLEN, LL20 7ST

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH C2 (SEFYDLIAD PRESWYL)
/ CHANGE OF USE OF BUILDING FROM CLASS C3 (DWELLING) TO CLASS C2 (RESIDENTIAL INSTITUTION)

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

1. Due to inadequate visibility the development will not be provided with a safe and satisfactory access and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

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2. Due to inadequate provision of off street parking the development will cause parking problems in the locality leading to congestion and/or highway safety problems. The development therefore conflicts with policies GDP1 and T8 of the Wrexham Unitary Development Plan.

3. There is insufficient space within the site for vehicles to turn prior to exiting onto the highway. This will give rise to safety problems on the adjoining highway and therefore the development conflicts with policy GDP1 (d) of the Wrexham Unitary Development Plan.

4. The application has failed to demonstrate that the required visibility splays can be achieved and maintained at the point of access. Consequently, vehicles entering or emerging from the site would have insufficient sightlines of pedestrians on the adjacent footway, which is obscured by a hedge, posing an unacceptable risk to the safety of pedestrians contrary to Policy GDP1 (d) of the Wrexham Unitary Development Plan

5. The development will have a detrimental impact upon the amenity of occupiers of nearby properties by way of increased vehicular activity and associated disturbance and therefore conflicts with policy GDP1 (f) of the Wrexham Unitary Development Plan.

6. The application is not supported by a Green Infrastructure Statement or a proposed scheme to provide a net biodiversity benefit. As such, the proposal does not accord with para's 6.4.12 and 6.4.15 of Planning Policy Wales Ed 12.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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