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 Greg Carr

Reference P/2025/0917

Decision Date 20/02/2026

Town and Country Planning Act, 1990

Location of Application

11 RIVULET ROAD, WREXHAM, LL13 8DT

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH C4 (TŶ AMLFEDDIANNAETH - 4 PERSONS) / CHANGE OF USE OF BUILDING FROM CLASS C3 (DWELLING) TO CLASS C4 (HOUSE IN MULTIPLE OCCUPATION - 4 PERSONS)

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
GDP 1- Development Objectives
H4 - Sub-division of Dwellings
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T8 - Parking

Revision	Date	Description of Decision
0	20/02/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location plan, Site Plan, Existing and Proposed Floor Plans, Net Biodiversity Benefit and Green Infrastructure Statement, Covering Letter dated 10/12/2025 and within the Application Form.

3. Within 6 months from the date of this permission, the measures to deliver net benefit for biodiversity (NBB) stated within the Net Biodiversity Benefit and Green Infrastructure Statement must be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Prior to the first use of the building as a House in Multiple Occupation, on-site bicycle parking and bin storage facilities shall be provided in accordance with the details shown on the approved Site Plan. The facilities shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of bicycles and storage of bins.

5. No more than 4 people shall be permitted to occupy the development hereby approved at any one time.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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

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4. To assist occupiers/users of the development to make sustainable transport choices and provide adequate recycling and bin storage in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To define the scope of the permission and manage its effects on the SAC, parking and outdoor amenity space in accordance with policies GDP1 and H4.

Note(s) to applicant

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available at: http://www.wrexham.gov.uk/english/council/Housing/hmo_licensing.htm

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at: https://www.rentsmart.gov.wales/en/

Ian Jones

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

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