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 Mrs Barbara Griffiths

Reference P/2025/0847

Decision Date 02/03/2026

Town and Country Planning Act, 1990

Location of Application

18 THE BEECHES, WREXHAM, LL12 7BL

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH C3 (ANNEDD) I DDOSBARTH C4 (TŶ AMLFEDDIANNAETH)

CHANGE OF USE OF BUILDING FROM CLASS C3 (DWELLING) TO CLASS C4 (HOUSE IN MULTIPLE OCCUPATION)

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

Development Plan Policies:

PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
EC6 - Biodiversity Conservation
GDP1 - Development Objectives
H4 - Sub-division of Dwellings
T8 - Parking

Particulars of decision: REFUSED

Reason(s)

1. There is inadequate provision for off-street parking on site. The development is therefore likely to increase demand for on-street parking in the vicinity of the site to the detriment of highway safety. The development therefore conflicts with policies GDP1 and T8 of the Wrexham Unitary Development Plan.

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Applicant Mrs Barbara Griffiths

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Decision Date 02/03/2026

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