Development Management
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Monday 9th March, 2026

Re: 18 The Beeches, Wrexham, LL12 7BL
Change of Use from Class C3 (Dwelling) to Class C4 (House in Multiple Occupation)
Resubmission of Application P/2025/0847

Dear Sir / Madam,

Please find enclosed a revised planning application for the change of use of the existing dwelling at 18 The Beeches, Wrexham from Use Class C3 (Dwellinghouse) to Use Class C4 (House in Multiple Occupation).

This application represents a resubmission of planning application P/2025/0847, which was refused on 2 March 2026.

The revised proposal has been amended to directly address the single reason for refusal, which related to the provision of off-street parking.

The front garden area has been reconfigured to provide three off-street parking spaces within the site, achieved through the removal of the existing hedgerow and grassed area and the widening of the existing hardstanding. The frontage will be surfaced with permeable materials to provide appropriate parking provision while maintaining suitable drainage.

The revised parking arrangement reflects the recommendations previously provided by the Highway Authority and ensures that vehicles associated with the property can be accommodated fully within the site.

In addition, a Green Infrastructure Statement has been prepared to accompany the application outlining biodiversity enhancement measures within the rear garden, including native fruit tree planting together with the installation of bird and bat boxes. These measures provide compensatory enhancements following the removal of the front hedgerow and ensure the proposal delivers a net benefit for biodiversity in accordance with Planning Policy Wales.

It is also noted that the planning officer's report prepared for the previous application concluded that the proposal was acceptable in principle, with the sole issue relating to parking provision which has now been addressed through the revised scheme.

We trust that the revised proposal will be considered acceptable and we look forward to receiving confirmation of validation in due course.

Yours faithfully,

Robert Jones
Architect RIBA | Winter Jones