**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/2026/0158

**Agent** Mr Robert Jones
Irish Square, St Asaph,
United Kingdom, LL17
0RN

**Date Received** 12/03/2026

**Decision Date** 11/05/2026

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## Town and Country Planning Act, 1990

### Location of Application

18 THE BEECHES, WREXHAM, LL12 7BL

### Description of Application

NEWID DEFNYDD O ANNEDD DOSBARTH C3 I DŶ AMLFEDDIANNAETH DOSBARTH C4 (5 PRESWYLYDD)

CHANGE OF USE FROM CLASS C3 DWELLING TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION (5 OCCUPANTS)

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
PS11 - Biodiversity
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP1 - Development Objectives
H4 - Sub-division of Dwellings
T8 - Parking

### Particulars of decision : REFUSED

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**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.

2. The proposed additional hard surfaced area would increase the risk of surface water flooding, due to the existing risk of surface water flooding in the immediate vicinity of the site, as shown on the Flood Map for Planning. The development therefore conflicts with policy GDP1 (i) of the Wrexham Unitary Development Plan.

**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