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 Violetta Niklas-Pecha

Agent Mr Theodore Speaks
Dalton House, 35
Chester Street,
Wrexham, United
Kingdom, LL13 8AH

Reference P/2026/0174

Date Received 19/03/2026

Decision Date 07/09/2026

Town and Country Planning Act, 1990

Location of Application

FIRST AND SECOND FLOOR FLAT, 36 BROOK STREET, WREXHAM, LL13 7LL

Description of Application

NEWID DEFNYDD O FFLAT 3 YSTAFELL WELY (DOSBARTH C3) I DŶ AMLFEDDIANNAETH 3 YSTAFELL WELY (TAI AMLFEDDIANNAETH) (DOSBARTH C4) - UCHAFSWM O 4 PRESWYLYDD

CHANGE OF USE OF 3 BEDROOM FLAT (CLASS C3) TO 3 BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) (CLASS C4) - MAXIMUM 4 OCCUPANTS

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H4 - Sub-division of Dwellings
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The development will result in an overconcentration of HMOs within the immediate area of the site contrary to Policy H4 (d) of the adopted Wrexham Unitary Development Plan and Local Planning Guidance Note No. 5 'Conversion of Dwellings into Houses in Multiple Occupation' which sets out a maximum of 10% of HMOs within a 50 metres radius.

2. The development will give rise to 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.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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