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 Mohammed
Mohammed Ikram

Agent Belal Rashid
11 Queen Street,
Oldham, OL1 1RD

Reference P/2026/0353

Date Received 04/06/2026

Decision Date 09/09/2026

Town and Country Planning Act, 1990

Location of Application

22 TO 26 LORD STREET & 10 TO 14, EGERTON STREET, WREXHAM

Description of Application

NEWID DEFNYDD YR AIL LAWR O SWYDDFEYDD I 6 FFLAT HUNANGYNHWYSOL

CHANGE OF USE TO SECOND FLOOR FROM OFFICES TO 6 SELF CONTAINED FLATS

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC6 - Biodiversity Conservation
H2 - Residential Development (of Unannotated Land) within Settlements
T8 - Parking
GDP 2 - Capacity of Infrastructure and Community Facilities
E4 - Employment Development (of Unannotated Land) within Settlements
EC14 - Protection of Controlled Waters

Particulars of decision : REFUSED

Reason(s)

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1. In the absence of an appropriate night and day acoustic assessment, it is not possible to conclude that the future occupiers of the proposed development would not be unduly impacted by the adjacent commercial premises and the surrounding night time economy. It has not been demonstrated that the proposed use is compatible with the existing nearby uses, and the proposed development would not therefore accord with UDP policy GDP1.

2. The River Dee where the WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently, it is not possible to conclude that the proposed development would not have a significant effect on the River Dee and Bala Lake SAC, the proposed development therefore would not accord with UDP policies GDP1, EC6 and EC14.

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