

In pursuance of its powers under the Acts and 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



Applicant MR MEHMET TOKTAS

Reference P/2023/0130

Agent ADA GROUP
WENTA BUSINESS CENTRE
SUITE 220, 1 ELECTRIC AVENUE
INNOVA PARK
ENFIELD
EN3 7XU

Decision Date 03.06.2024

Town and Country Planning Act, 1990

Location of Application

32 TOWN HILL, WREXHAM, LL13 8NB

Description of Application

GOSOD BLAEN SIOP (YN ÔL-WEITHREDOL) / INSTALLATION OF SHOP FRONT
(IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

Planning Policy Wales (Edition 12)
TAN 12: Design
TAN 24: The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
R2 - Development within the Wrexham City Centre Masterplan Area
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
R1 - Retail, Leisure and Commercial Centre Hierarchy

Particulars of decision: REFUSED.

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Reason(s)

1. The development, by virtue of its poor quality design and jarring appearance, would fail to preserve or enhance the character of the Wrexham Town Centre Conservation Area, and would cause a harmful impact upon its setting, character and appearance. The development is thus contrary to the requirements of Policies DM1, SP12 and SP15 of the adopted Wrexham Local Development Plan, TAN 24 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council.](#)