

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 JOHN WILLIAMS

Reference P/2023/0657

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 13/09/2023

Decision Date 29/08/2024

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

LAND SOUTH OF NANT COTTAGE LOWER ROAD COEDPOETH WREXHAM
LL11 3TP

Description of Application

RHYDDHAU AMOD 14 (CYNLLUN PLANNU) A 18 (FFIN) O CANIATAD
CYNLLUNIO P/2023/0138 (YN OL DREMIOL) / DISCHARGE OF CONDITIONS 14
(PLANTING SCHEME) AND 18 (BOUNDARY) OF PLANNING PERMISSION
P/2023/0138 (IN PART RETROSPECT)

DECISION

The following details are **Refused**:

- Planting and Boundary Treatment Scheme - Plan Reference: D1 1 1/010 Rev B

REASON

By virtue of the lack of sufficient soft landscaping, and the extent of the use of hard landscaping and stark boundary treatments, the development will have a detrimental impact upon the character and appearance of the area and therefore conflicts with policy DM1 i) of the Wrexham Local Development Plan.

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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](#)