

Applicant MR MUHAMMAD
IRFAN

Reference P/2024/0193

Decision Date 16/09/2024

Town and Country Planning Act, 1990

Location of Application

7 HIGH STREET WREXHAM LL13 8HP

Description of Application

TRAWSNEWID LLAWR CYNTAF I STIWDIO GYDA THO CANOPI A GOSOD
FFILW ECHDYNNU YN Y CEFN / CONVERSION OF FIRST FLOOR TO STUDIO
WITH CANOPY ROOFING AND INSTALLATION OF EXTRACTOR FLUE AT REAR

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 18 : Transport

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

R1 - Retail, Leisure and Commercial Centre Hierarchy

R3 - Primary Shopping Streets

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

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 MUHAMMAD
IRFAN

Reference P/2024/0193

Decision Date 16/09/2024

1. It is the opinion of the Local Planning Authority that the proposed development fails to provide an appropriate, logical, or safe pedestrian access to the site and as such is in conflict with criteria iv) and vi) of policy DM1 of the Local Development Plan
2. The application fails to demonstrate how the impact of noise upon residential amenity standards can be adequately mitigated against and as such, does not accord with criteria ii) and iii) of policy DM1 of the Local Development Plan.
3. The application fails to demonstrate how Green Infrastructure has been considered and therefore does not accord with Para. 6.2.12 of Planning Policy Wales Ed. 12, nor with Policy SP19 of the Local Development Plan.
4. The application does not demonstrate how a net biodiversity benefit can be delivered and as such does not accord with para 3.93 of policy SP19 of the Local Development Plan and para 6.4.5 of Planning Policy Wales Ed 12.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

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](#)