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 Mr Nathan Edwards

Reference P/2024/1012

Agent Miss Cathy Owen
12 Winchester Way,
Gresford,
Wrexham,
United Kingdom,
LL12 8HG

Date Received 03/06/2024

Decision Date 18/09/2024

Town and Country Planning Act, 1990

Location of Application

SUNNYSIDE, LLANGOLLEN ROAD, TREVOR, LLANGOLLEN, LL20 7TG

Description of Application

ADDASIAD I FYNEDIAD I GERBYDAU

FORMATION OF VEHICULAR ACCESS

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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

Applicant Mr Nathan Edwards

Reference P/2024/1012

Agent Miss Cathy Owen
12 Winchester Way,
Gresford,
Wrexham,
United Kingdom,
LL12 8HG

Date Received 03/06/2024

Decision Date 18/09/2024

Reason(s)

1. The development would have an unacceptable impact in respect of highway safety, at what is a busy section of the A539, there is no room for vehicles to turn on the plot and leave in a forward gear and visibility splays have not been provided. As such the proposal would create conditions which are prejudicial to users of the highway network. The development therefore conflicts with policies DM1 and T1 of the Wrexham Local Development Plan. The limited benefits of the scheme are not outweighed by the highway safety impacts that would arise.

David Fitzsimon

Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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