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 F SETTA

Reference P/2024/1134

Agent MR J EDSALL
JNL DESIGN 51
BURNTWOOD ROAD
DRURY BUCKLEY
CH7 3EL

Date Received 12/01/2024

Decision Date 21/10/2024

Town and Country Planning Act, 1990

Location of Application

SAINT DAVIDS CHURCH, BROAD STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 1RD

Description of Application

DYMCHWEL YR EGLWYS A NEWID EI DEFNYDD ER MWYN CREU BUSNES GWERTHU CEIR AR GYFER HYD AT 40 O GEIR A GOSOD SWYDDFA UNLLAWR AC UNED DOILEDAU
DEMOLITION OF CHURCH AND CHANGE OF USE TO FORM CAR SALES BUSINESS FOR UP TO 40 CARS AND INSTALLATION OF SINGLE STOREY OFFICE AND TOILET UNIT

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Reason(s)

1. It is the opinion of the Local Planning Authority that the demolition of the existing church would adversely impact upon the historic character of the site and surrounding area contrary to criterion i) of Policy DM1 of the Wrexham Local Development Plan.

2. In the view of the Local Planning Authority, the use of the site for car sales would introduce a use incongruous to the residential setting, adversely impacting upon the character of the site and surrounding area. As such the proposal does not accord with criterion i) of Policy DM1 of the Wrexham Local Development Plan.

3. The application fails to demonstrate how Green Infrastructure has been considered and would be delivered in accordance with para 6.2.14 of Planning Policy Wales Ed 12.

4. The application fails to demonstrate how a net biodiversity benefit will be achieved through the development and as such fails to comply with the requirements of para 6.4.15 of Planning Policy Wales Ed. 12.

5. It is the opinion of the Local Planning Authority that the proposal does not provide adequate vehicle and pedestrian access which would result in highway safety impacts, contrary to criterion iv) of Policy DM1 and criterion iii) of Policy T1 of the Local Development Plan

6. In the view of the Local Planning Authority, the development fails to provide adequate customer parking provision and is therefore contrary to criterion iv) of Policy DM1 and criterion iv) of Policy T1 of the Wrexham Local Development Plan.

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

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JNL DESIGN 51
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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