

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 PAUL LANG

Reference P/2024/0019

Agent CITY
ARCHITECTURAL
KEITH JONES
CITY
ARCHITECTURAL 22
BECKETTS LANE
CHESTER CH3 5RN

Date Received 17/11/2023

Decision Date 26/11/2024

Town and Country Planning Act, 1990

Location of Application

LAND TO THE SIDE OF HAWTHORN AVENUE ACREFAIR WREXHAM LL14 3UE

Description of Application

**MATERION A GADWYD YN ÔL YN DILYN CANIATÂD CAIS AMLINELLOL
P/2018/0634 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A
GRADDFA) – CODI 4 ANNEDD**

**RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION
P/2018/0634 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)
– ERECTION OF 4 DWELLINGS**

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 9 - Resilient Ecological Networks and Green Infrastructure

TAN 12 : Design

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

SP1 - Housing Provision

SP2 - Location of Development

T1 - Managing Transport Impacts

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 PAUL LANG

Reference P/2024/0019

Agent CITY
ARCHITECTURAL
KEITH JONES
CITY
ARCHITECTURAL 22
BECKETTS LANE
CHESTER CH3 5RN

Date Received 17/11/2023

Decision Date 26/11/2024

**Particulars of decision REFUSAL of Reserved Matters
Reason(s)**

1. The proposed development, by virtue of the total number of dwellings, does not comply with the previous outline application to which this Reserved Matters application relates. That outline application limits the number of dwellings to a maximum of two.
2. The proposed development by virtue of the proposed number of dwellings and layout will result in a cramped and over-developed appearance which will have an adverse effect on the visual amenities of the area. Furthermore, the proposed layout would cause issues of overlooking to a neighbouring property, thereby negatively impacting residential amenity. As such the proposal is contrary to policy DM1 of the Wrexham Local Development Plan.
3. Insufficient turning space has been provided to allow delivery and refuse vehicles to safely and efficiently manoeuvre within the site. This deficiency is likely to have an unacceptable impact upon highway safety in relation to the adjoining highway network contrary to policy T1 of the Wrexham Local Development Plan.

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](#)