

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 JAMES SMITH

Reference P/2023/0276

Agent ARKIFY GERAINT
EDWARDS
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 06/04/2023

Decision Date 30/01/2025

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO MERITOR FITNESS CLUB RACKERY LANE LLAY
WREXHAM LL12 0PB

Description of Application

CODI ADEILAD DIWYDIANNOL YSGAFAN / STORFA / ERECTION OF LIGHT
INDUSTRIAL/STORAGE BUILDING

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

TAN 12 : Design

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP2 - Location of Development

DM1 - Development Management Considerations

EM1 - Protection of Existing Employment Land

NE1 - International and National Nature Conservation Designations

NE3 - Trees, Woodlands and Hedgerows

NE6 - Waste Water Treatment and River Water Quality

T1 - Managing Transport Impacts

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Particulars of decision : REFUSED

Reason(s)

1. The clearance works and site construction already undertaken at the site have been done so without the required ecological assessments, licenses and mitigation or enhancement measures. It is likely that the works carried out have impacted on protected species and their habitats. No on site mitigation or enhancement has been proposed and none is considered achievable at the site noting its current constraints. The proposal therefore fails to accord with Policy NE1, NE3 and SP19 of the Wrexham Local Development Plan.
2. Insufficient information has been submitted to demonstrate that vehicles can enter, turn and leave the site in a forward gear. As such it has not been demonstrated that the development would achieve safe access and could potentially result in conditions that are prejudicial to highway safety of other users of the network and pedestrians. The proposal therefore conflicts with Policy T1, criteria iii and iv and Policy DM1, criterion vi 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***

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)