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. Fouezsetta

Agent Mr J Edsall
51 Burntwood Road,
Drury, Buckley, CH7
3EL

Reference P/2025/0011

Date Received 07/01/2025

Decision Date 12/03/2025

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 22 O GEIR A GOSOD SWYDDFA UNLLAWR AC UNED DOILEDAU

DEMOLITION OF CHURCH AND CHANGE OF USE TO FORM CAR SALES BUSINESS FOR UP TO 22 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
TAN 23 : Economic Development

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
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

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Particulars of decision : REFUSED

Reason(s)

1. 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

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

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