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 MRS GYULBAHAR TODOROVA AHMED

Agent MRS GULSAH MALKOC
18 Marshall Road,
Woolston, Warrington,
United Kingdom, WA1 4BS

Reference P/2025/0084

Date Received 30/01/2025

Decision Date 25/03/2025

Town and Country Planning Act, 1990
Section 73

Location of Application

12 BROOK STREET, WREXHAM, LL13 7LL

Description of Application

AMRYWIO AMOD 3 CANIATÂD CYNLLUNIO P/2018/0610 I DILEU'R CYFYNGIAD AR WERTHU BWYD A DIOD
VARIATION OF CONDITION 3 OF PLANNING PERMISSION P/2018/0610 TO REMOVE RESTRICTION ON THE SALE OF FOOD AND DRINK

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

National Policies and Technical Advice Notes (TAN):

Tan 15 : Development, flooding and coastal erosion
TAN 18 : Transport
TAN 23 : Economic Development
TAN 4 : Retail and Commercial 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
R1 - Retail, Leisure and Commercial Centre Hierarchy
R2 - Development within the Wrexham City Centre Masterplan Area
R4 - Development outside Primary Shopping Streets
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP2 - Location of Development

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SP7 - Wrexham City
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

1. The proposed development does not make adequate provision for the parking of vehicles clear of the public highway. The proposal would therefore be contrary to Policies DM1 (iv) and T1 (iv) of the Wrexham Local Development Plan and Local Planning Guidance Note 9: Hot Food Takeaways.

2. The establishment of such a development in this location would be incompatible with through traffic interests in this location, and a potential source of danger to road users and pedestrians. The proposal is therefore considered to be contrary to Policies DM1 (iv) and T1 (iii) of the Wrexham Local Development Plan and Local Planning Guidance Note 9: Hot Food Takeaways.

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