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 F Dobie

Agent Mrs PET TWIGG
HOLMCROFT,
TOWNFIELD LANE,
TARVIN, United
Kingdom, CH3 8EG

Reference P/2025/0200

Date Received 04/03/2025

Decision Date 09/04/2025

Town and Country Planning Act, 1990
Section 73

Location of Application

1 CAMBERLEY CRESCENT, WREXHAM, LL12 7LR

Description of Application

AMRYWIO AMOD 5 CANIATÂD CYNLLUNIO P/2024/1640 I DIWYGIO GEIRIAD AMOD / VARIATION OF CONDITION 5 OF PLANNING PERMISSION P/2024/1640 TO AMEND WORDING OF CONDITION

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

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1. The proposed variation of condition 5 of planning permission P/2024/1640 would result in the accumulation of two dropped kerbs within very close proximity of each other and within close proximity of a junction. This would have the potential to create issues of highway safety, allowing vehicles to park on the footway along this section of Camberley Crescent within close proximity of a junction and within close proximity of the approved new access point which would have the potential to result in impeded visibility and impeded movements of vehicles travelling from Camberley Drive onto Camberley Crescent. Failure to reinstate the kerb to full height would also have the potential to be of detriment to pedestrian safety. The proposal is therefore considered to be unacceptable and to be contrary Policies DM1(iv) and T1(iii) of the Wrexham 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