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 Lily Raven

Reference P/2024/1603

Agent Blueprint Ltd
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 19/01/2024

Decision Date 16/04/2025

Town and Country Planning Act, 1990

Location of Application

1 LAUREL COTTAGES, GARTH, GLYN CEIRIOG, LLANGOLLEN, LL20 7NE

Description of Application

NEWID DEFNYDD O DIR I GWRTIL PRESWYLFA A FFURFIO MYNEDFA NEWYDD I GERBYDAU / CHANGE OF USE OF LAND TO RESIDENTAL CURTILAGE AND FORMATION OF NEW VEHICULAR ACCESS

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 5 : Nature Conservation and Planning
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
SP12 - Design Principles & Masterplanning Framework
T1 - Managing Transport Impacts
DM1 - Development Management Considerations
SP14 - Natural Environment
SP19 - Green Infrastructure

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SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

1. In the opinion of the Local Planning Authority, the works which have occurred to remove a section of important hedgerow to facilitate the driveway do not achieve significant public benefits. Further more, the proposed compensatory planting of 3 maple trees is not considered to accord with the requirements as set out in Planning Policy Wales. The site would remain in a biodiversity and connectivity deficit and as such the proposals are contrary to Policy SP19 of the Wrexham Local Development Plan , Local Planning Guidance Note 32 and to the guidance contained in Planning Policy Wales Ed 12.

2. The design and layout of the access, in combination with the restricted visibility is not considered to be adequate, to the detriment of the Highway network and its users. The proposal does not accord with Policies DM1 (vi) and T1 (ii) and (iii) of the Wrexham Local Development Plan or with Technical Advice Note 18 - Transport.

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Wrexham Industrial Estate
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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