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

Applicant Mr Christopher Jones

Reference P/2025/0246

Decision Date 02/06/2025

Town and Country Planning Act, 1990

Location of Application

25 FRANCES AVENUE, WREXHAM, LL12 8BL

Description of Application

CODI ADEILEDD FFRÂM DUR/ ERECTION OF STEEL FRAMED STRUCTURE

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
SP14 - Natural Environment

Particulars of decision : REFUSED

Reason(s)

1. The development will result in an unacceptable level of disturbance to the occupiers of nearby properties by way of noise nuisance and therefore conflicts with policy DM1 of the Wrexham Local Development Plan.

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

Applicant Mr Christopher Jones

Reference P/2025/0246

Decision Date 02/06/2025

2. The development will lead to the loss of on-site parking and would result in vehicles parking on the highway to the detriment of the safety of all road users. The development therefore conflicts with policy DM1 of the Wrexham Local Development Plan.

3. The development will have a detrimental impact upon both the character and appearance of the dwelling and the visual amenities of the area, and therefore conflicts with policy DM1 of the Wrexham Local Development Plan.

4. In the absence of a supporting Green Infrastructure Statement and/or Scheme of Net Biodiversity Benefit, the development conflicts with Planning Policy Wales Edition 12 and policies SP14, SP19 and DM1 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