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 Ms Jane Piggott

Reference P/2025/0215

Decision Date 17/06/2025

Town and Country Planning Act, 1990

Location of Application

1 FOREST VIEW, BANGOR ROAD, MARCHWIEL, WREXHAM, LL13 0SE

Description of Application

YMESTYN Y PALMANT CWRBYN ISEL PRESENNOL

EXTENSION TO EXISTING DROPPED KERB

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Development Plan:

PS1:	Broad Location of Development (Settlement Limits)
GDP1:	Development Objectives (General Development Principles)
PS8:	Transport
PS2:	Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS11:	Biodiversity

Particulars of decision : REFUSED

Reason(s)

1. The application does not include enough detail to determine that the proposed development would be acceptable in respect of highway safety subject to policies PS8 and GDP1 of the Wrexham Unitary Development Plan.

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2. No information has been provided to demonstrate provision for Net Biodiversity Benefit. A Green Infrastructure Statement has also not been supplied. Therefore, the proposal is not in accordance with Planning Policy Wales (Edition 12).



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