

In pursuance of its powers under the Acts and 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	POPLAR PROPERTIES (WREXHAM) LTD	Code No	GWE P/2023/0440
Agent	MISS KELLY BEDFORD 41 LONDON ROAD CHATTERIS PE16 6AF	Date Received	27/04/2023
		Decision Date	02/05/2024

Town and Country Planning Act, 1990

Location of application

UNITS 4 TO 6, THE SIDINGS, RHOSDDU INDUSTRIAL ESTATE, OLD RHOSROBIN, WREXHAM, LL11 4RE

Description of application

NEWID DEFNYDD O GYMUSG B1 A B8 (MASNACHOL/DIWYDIANNOL) I DDOSBARTH B1 (SWYDDFA) / CHANGE OF USE FROM MIXED B1 AND B8 (COMMERCIAL/INDUSTRIAL) TO CLASS B1 (OFFICE)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
EM1	Protection of Existing Employment Land
EM3	Alternative Use of Employment Land and Premises
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP19	Green Infrastructure
SP2	Location of Development
SP7	Wrexham City
SP8	Economic Growth, Employment and Enterprise
T1	Managing Transport Impacts

Particulars of decision that permission be REFUSED

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Reason(s)

1. Insufficient information has been submitted to enable the proposal to be addressed with regard to its impacts on highway safety. For this reason the proposal would be contrary to policies SP11, T1 and DM1(vi) of the Wrexham Local Development Plan.
2. Insufficient information has been submitted with regard to contamination issues. For this reason the proposal would be contrary to policies SP13 and DM1 (iii).

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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