

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 KRISTIAN KENNERLEY	Code No	RUA P/2022/0459
Agent	MRS ANNE NETHERWOOD ANNE NETHERWOOD CHARTERED ARCHITECTS 11 COTTAGE FIELDS ST MARTINS OSWESTRY SY11 3EJ	Date Received	10/05/2022
		Decision Date	01/05/2024

Town and Country Planning Act, 1990

Location of application

RUABON RAILWAY STATION, STATION ROAD, RUABON, WREXHAM, LL14 6DL

Description of application

TRAWSNEWID SWYDDFEYDD I ANNEDD, GWAITH MEWNOL CYSYLLTIEDIG, WAL DERFYN NEWYDD A GWAITH YN Y BLAENGWRT / CONVERSION OF OFFICES TO DWELLING, ASSOCIATED INTERNAL WORKS, NEW BOUNDARY WALL AND WORKS TO FORECOURT

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
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP15	Historic and Cultural Environment
T1	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. A poor standard of amenity will be afforded to future occupiers of the development due to noise from the adjoining railway line and it therefore conflicts with Policies SP13 and DM1 of the Wrexham Local Development Plan and Welsh Government Technical Advice Note 11 (Noise).

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

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