

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	MS KIRSTY HOLT	Code No	BRO P/2023/0719
Agent	MR ALUN JONES 44 ST MARYS DRICE NORTHOP HALL MOLD FLINTSHIRE CH7 6JF	Date Received	05/10/2023
		Decision Date	23/02/2024

Town and Country Planning Act, 1990

Location of application

13 WINDSOR ROAD, NEW BROUGHTON, WREXHAM, LL11 6SU

Description of application

NEWID DEFNYDD O GAREJ I SALON HARDDWCH / CHANGE OF USE FROM GARAGE TO BEAUTY SALON

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
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP2	Location of Development
T1	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the amenity of occupiers of a nearby property/nearby properties by way of disturbance to residents and increased use of private access way and therefore conflicts with the requirements of Policy DM1 (ii) and (iv) of the Wrexham Local Development Plan.

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2. Due to inadequate provision of off street parking the development will cause parking problems in the locality leading to congestion and/or highway safety problems. The development therefore conflicts with policy DM1 (vi) of the Wrexham Local Development Plan.



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