

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 ROSS ROBERTS

Reference P/2023/0663

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 16/04/2025

Town and Country Planning Act, 1990

Location of Application

IPSEN BIOPHARM LTD ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE
WREXHAM LL13 9UF

Description of Application

MYNEDIAD GIAT NEWYDD I FAES PARCIO PRESENNOL / NEW GATED
ACCESS TO EXISTING PARKING AREA

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP14 - Natural Environment
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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 ROSS ROBERTS

Reference P/2023/0663

Agent BLUEPRINT LTD
DAFYDD EDWARDS
Office 34K
Redwither Tower
Wrexham Industrial
Estate
Wrexham
LL13 9XT

Date Received 15/09/2023

Decision Date 16/04/2025

Reason(s)

1. The proposed access fails to provide adequate visibility splays to ensure safe egress onto the Highway and as such fails to comply with LDP policies DM1 (vi) and T1 and to the National Policy contained in annex B of TAN 18 - Transport.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)