

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 MR LEIGH BARKER

Reference P/2024/0166

Agent N GRIFFIN
INCEPTION PLANNING
LIMITED
QUATRO HOUSE
FRIMLEY ROAD
CAMBERLEY
GU13 7ER

Date Received 04/03/2024

Decision Date 25/06/2024

Town and Country Planning Act, 1990

Location of Application

GATE HANGS HIGH, RHOSNESNI LANE, WREXHAM, LL13 9ES

Description of Application

GOSOD GORSAF LLENWI DWR
ERECTION OF WATER FILLING STATION

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Reason(s)

1. The development, by virtue of its inappropriate siting and design within a largely residential area, would cause a negative impact upon the character of the host street scene and would form an incongruous design feature within the street scene, harming the visual amenities of the area. The development is thus contrary to the requirements of Policies DM1 and SP12 of the adopted Wrexham Local Development Plan (2013-2028) and TAN 12 (Design).
2. The use of the development will give rise to noise and disturbance to the detriment to the living conditions of the occupiers of nearby properties, therefore conflicting with policy DM1 of the Wrexham Local Development Plan.

A handwritten signature in black ink, appearing to read 'DF', located below the reasons section.

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](#)