

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 MRS J JONES

Reference P/2021/0555

Agent STEVE JONES
25 Prospect Drive
Coedpoeth
Wrexham
LL11 3PE

Date Received 27/05/2021

Decision Date 17/03/2025

Town and Country Planning Act, 1990

Location of Application

20 SMITHY ROAD COEDPOETH WREXHAM LL11 3NS

Description of Application

CODI ANNEDD / ERECTION OF DWELLING

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP2 - Location of Development

Particulars of decision : REFUSED

Reason(s)

1. The proposed development would constitute an over-intensive use of the land, out of keeping with the locality and detrimental to the visual amenities of the immediate area contrary to LDP Policies SP12 and DM1 i.

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2. The proposal is unable to meet separation standards as set out in Local Planning Guidance Note 21 and will create direct overlooking between the proposed dwelling and the adjoining dwelling Arfryn. The lack of separation is also likely to compromise the levels of residential amenity afforded to future occupiers of the proposed dwelling, through lack of natural daylight to the habitable room windows directly facing Arfryn. The proposal is therefore contrary to LDP policy DM1 ii and to the advice set out in LPG21.
3. The proposed development would result in an increase in phosphorous discharge into the River Dee and Bala SAC. As such the proposal is contrary to LDP policies SP14, NE1 and NE6.

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](#)