

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 & MRS LLOYD

Reference P/2023/0192

Agent ABIGAIL OWEN
ARCHITECTS
LIMITED ABIGAIL
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ARCHITECTS 25 FOX
LANE WAVERTON
CH3 7PQ
WAVERTON

Date Received 23/03/2023

Decision Date 02/06/2025

Town and Country Planning Act, 1990

Location of Application

CLOY BANK FARM CLOY LANE OVERTON WREXHAM LL13 0HR

Description of Application

CAIS AM FYNEDFA NEWYDD I GERBYDAU A WAL DERFYN

PROPOSED NEW VEHICULAR ACCESS AND BOUNDARY WALL

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE5 - Special Landscape Areas

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

T1 - Managing Transport Impacts

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Particulars of decision : REFUSED

Reason(s)

1. Insufficient information has been submitted with the application to allow the Local Planning Authority to conclude that there would be no detrimental impact on highway safety as a result of the development. The proposal is therefore considered to be unacceptable and would not accord with Policies DM1 (vi) and T1 (iii) and (iv) of the Wrexham Local Development Plan.

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](#)