

Applicant MR STEPHEN
O'SULLIVAN

Reference P/2024/0034

Decision Date 06/11/2024

Town and Country Planning Act, 1990

Location of Application

HILL VIEW, KING STREET, CEFN MAWR, WREXHAM, LL14 3BH

Description of Application

NEWID DEFNYDD TIR I DDARPARU MANNAU PARCIO YCHWANEGOL A GARDD (RHANNOL ÔL-WEITHREDOL) A CHODI FFENS DERFYN AC ADDASIADAU I'R GAREJ PRESENNOL/ CHANGE OF USE OF LAND TO PROVIDE ADDITIONAL PARKING AND GARDEN AREA (PARTLY IN RETROSPECT) AND ERECTION OF BOUNDARY FENCE AND ALTERATIONS TO EXISTING GARAGE

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 9 - Resilient Ecological Networks and Green Infrastructure

TAN 24 : The Historic Environment

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP15 - Historic and Cultural Environment

SP2 - Location of Development

SP19 - Green Infrastructure

Particulars of decision : REFUSED

Reason(s)

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



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1. The proposed fence by virtue of its location, design and materials will have a negative impact upon the visual amenities of the surrounding area and will neither accord with nor enhance the character of the surrounding townscape contrary to policy DM1 of the Wrexham Local Development Plan.
2. The removal of the trees together with the proposed fence does not and will not conserve, protect, preserve or enhance the setting of the Conservation Area contrary to policy SP15 of the Wrexham Local Development and contrary to the advice set out in Local Planning Guidance Note no.4, Cefn Mawr Conservation Area Assessment and Technical Advice Note 24.
3. The proposal makes no provision for Net Biodiversity Benefit and has not clearly demonstrated that the harm already caused to Green Infrastructure previously on site will be sufficiently mitigated against. The proposal is therefore contrary to paragraph 6.4.5 of Planning Policy Wales, Policy SP19 of the Wrexham Local Development Plan and policy 9 of Future Wales.

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](#)