

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 ALI OZDEMIR ROYAL OAK KEBAB HOUSE	Code No	RHO P/2023/0468
Agent	ROYAL PAK KEBAB HOUSE MR ALI OZDEMIR 33 HIGH STREET COEDPOETH WREXHAM LL11 3RY	Date Received	05/05/2023
		Decision Date	21/09/2023

Town and Country Planning Act, 1990

Location of application

57 MARKET STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 2LA

Description of application

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In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
PS2	Development and the environment
S5	District shopping centres

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of the nature of the business, would lead to an increase in indiscriminate parking on a road which has parking restrictions. This will adversely affect pedestrian safety and the free movement of traffic on the highway. The proposal is therefore contrary to Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and Policy DM1 of the draft Wrexham Local Development Plan.

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2. The opening hours of the business would introduce additional pedestrian traffic into a predominantly residential area of Market Street. This would have an adverse impact on residential amenity contrary to Policy GDP1 of the Wrexham Unitary Development Plan and Policy DM1 of the draft Local Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm