

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 R SCOTT	Code No	COE P/2022/0018
Agent	MR IAN STOCKDALE EDISON HOUSE WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	07/01/2022
		Decision Date	18/01/2024

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO 68 HIGH STREET, COEDPOETH, WREXHAM, LL11 3SD

Description of application

CODI ANEDD AR WAHAN / ERECTION OF DETACHED DWELLING

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

DM1	Development Management Considerations
FW	Future Wales: The National Plan 2040
H2	Affordable Housing
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
PPW	Planning Policy Wales (Edition 11)
SP1	Housing Provision
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP2	Location of Development
T1	Managing Transport Impacts
TAN 18	Transport

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient space exists on-site to allow vehicles to both access and egress the site in a forward gear. This would give rise to highway safety issues on the adjoining public highway and the development is therefore contrary to the requirements of Policies T1 and DM1 (Criterion vi) of the adopted Wrexham Local Development Plan, as well as TAN 18.

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2. Due to restricted visibility in the north-westerly direction, the development would not be provided with a safe and satisfactory means of vehicular access and is therefore contrary to the requirements of Policies T1 and DM1 (Criterion vi) of the adopted Wrexham Local Development Plan, as well as TAN 18.



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