

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 DAVIES	Code No	MIN P/2023/0144
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	20/03/2023
		Decision Date	19/07/2023

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO LYNWOOD, MAES Y FFYNNON ROAD, MINERA, WREXHAM, LL11 3DD

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:-

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to the position of the proposed garage, the development will have a detrimental impact upon the character and appearance of the area and the openness of the countryside and therefore conflicts with GDP1 and PS2 of the Wrexham Unitary Development Plan.

Applicant MR & MRS DAVIES

Code MIN P/2023/0144

Agent BOB DEWEY PLANNING
MR B DEWEY
THE GABLES
LLANFYNYDD
WREXHAM
LL11 5HG

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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