

In pursuance of its powers under the Acts an 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 TOM PHILLIPS	Code No	ROS P/2023/0231
Agent	BARRON DESIGN MR CRAIG BARRON 4 OAK DRIVE MARFORD WREXHAM LL12 8XT	Date Received	04/04/2023
		Decision Date	08/09/2023

Town and Country Planning Act, 1990

Location of application:

LOWER RACKERY HOUSE, DARK LANE, BURTON, ROSSETT, WREXHAM, LL12 0AG

Description of application:

ADEILADU MYNEDFA NEWYDD I GERBYDAU GAN GYNNWYS NEWIDIADAU I WAL DERFYN A GATIAU, WAL GYNNAL A FFENS NEWYSS (YN RHANNOL OL-WEITHREDOL) / CONSTRUCTION OF NEW VEHICULAR ACCESS INCLUDING CHANGES TO BOUNDARY WALL AND GATES, NEW RETAINING WALL AND FENCING (PARTLY IN RETROSPECT)

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

Particulars of decision that permission be REFUSED.

Reason:

1. The retaining wall, by virtue of its inappropriate design and scale, and its harsh urban appearance, creates an incongruous and unacceptable feature within the rural setting, which harms the character of the open countryside. The development is therefore contrary to the requirements of Policies GDP1 and PS2 of the adopted Wrexham Unitary Development Plan, and Policies SP14 and DM1 of the draft Wrexham Local Development Plan.

Applicant MR TOM PHILLIPS

Code ROS P/2023/0231

Agent BARRON DESIGN
MR CRAIG BARRON
4 OAK DRIVE
MARFORD
WREXHAM
LL12 8XT

Number
Date 04/04/2023
Received

Decision 08/09/2023
Date



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.