

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 LEIGH PRANDLE	Code Number	WRC P/2023/0307
Agent	MR LEIGH PRANDLE 151 COED ABEN WREXHAM LL13 9NY	Date Received	15/05/2023
		Decision Date	25/07/2023

Town and Country Planning Act, 1990

Location of application

151, COED ABEN, , WREXHAM, , LL13 9NY

Description of application

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

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

GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development would have a detrimental impact upon the character of the area by virtue of proposed access crossing the grass verge. The development therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan and policy DM1 of the draft Wrexham Local Development Plan.

2. Due to insufficient space for vehicles to turn within the property, the development would have a detrimental impact on highway safety, therefore conflicting with policy GDP1 of the Wrexham Unitary Development Plan and policy DM1 of the draft Wrexham Local Development Plan.

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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