

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	MRS DEBRA JONES	Code No	ISY P/2023/0385
Agent	RACHEL SAXTY AND ANDY HEWITT ARC ARCHITECTURAL DESIGN 206 LIVERPOOL ROAD WHITCHURCH SY13 1UT	Date Received	23/05/2023
		Decision Date	26/01/2024

Town and Country Planning Act, 1990

Location of application

PARK FARM, BOWLING BANK, WREXHAM, LL13 9RU

Description of application

PARCIO AR GYFER TRI CHERBYD NWWYDDAU TRWM AT DDIBENION MASNACHOL (OL-WEITHREDOL) / PARKING OF 3 NO HEAVY GOODS VEHICLES FOR COMMERCIAL PURPOSES (IN RETROSPECT)

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
EM4	Employment Development Outside of Settlement Limits
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP2	Location of Development
SP8	Economic Growth, Employment and Enterprise
T1	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. The highway network serving the site is unable to cater for the additional traffic that will be generated by the development. The development will give rise to increased congestion and highway safety problems and therefore conflicts with the requirements of Policies SP11, T1 and DM1 (vi) of the Wrexham Local Development Plan.

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2. The development will have a detrimental impact upon the amenity of occupiers of nearby properties and occupiers of approved dwellings at the site by way of increased noise, traffic and disturbance and therefore conflicts with the requirements of Policies SP13 and DM1(ii) of the Wrexham 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