

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 MARCUS FINCHETT	Code Number	ESC P/2023/0042
Agent	BLUEPRINT LTD EMILY JACKSON OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	25/01/2023
		Decision Date	05/06/2023

Town and Country Planning Act, 1990

Location of application

6, FAIRVIEW, RHOSTYLLLEN, WREXHAM, LL14 4HX

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 the following:-

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to position of the proposed outbuilding, the development will have a detrimental impact upon the character and appearance of the area and openness of the estate and therefore conflicts with GDP1 and PS2 of the Wrexham Unitary Development Plan and SP12 and DM1 of the emerging Wrexham Local Development Plan.
2. In the absence of sufficient information to demonstrate otherwise, the development will have a detrimental impact to protected trees that make a significant contribution to the visual amenity of the locality. The development is therefore contrary to policy EC4 of the Wrexham Unitary Development Plan and policy NE3 of the emerging 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