

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 TONY MARRIOTT	Code No	BAN P/2022/0606
Agent	EDGE ARCHITECTS NW LTD RICHARD GRATTON 8 ELDON DRIVE CAE EITHIN ABERGELE LL22 7BY	Date Received	29/06/2022
		Decision Date	21/02/2023

Town and Country Planning Act, 1990

Location of application

THE WILLOWS, STATION ROAD, BANGOR IS Y COED, WREXHAM, LL13 0AB

Description of application

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CHANGE OF USE FROM MARKET GARDEN CENTRE TO DOCTORS
DISPENSARY

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

EC12	Development and flood risk
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate vehicle movements from the site or that the required visibility can be achieved in both directions. The development, in light of the information submitted, is not considered to ensure safe vehicular access to and from the development site. It would therefore fail to comply with Policy GDP1 of the Wrexham Unitary Development Plan and DM1 and T1 of the emerging Wrexham Local Development Plan.

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2. Insufficient information has been submitted to demonstrate that adequate parking provision can be made within the site. The development would therefore fail to comply with Policy T8 of the Wrexham Unitary Development Plan and Policies DM1 and T1 of the emerging 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