

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

|                  |                                                                                                     |                      |                 |
|------------------|-----------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | STEPHEN HINCHLIFFE                                                                                  | <b>Code No</b>       | LLA P/2021/0616 |
| <b>Agent</b>     | MR NARESH SAMBAN<br>DESIGN EXTENSION<br>53 PEEBLES COURT<br>21 WHITESTONE WAY<br>CROYDON<br>CR0 4WJ | <b>Date Received</b> | 18/06/2021      |
|                  |                                                                                                     | <b>Decision Date</b> | 11/10/2022      |

### **Town and Country Planning Act, 1990**

#### **Location of application**

THE DEPOT, NINTH AVENUE, LLAY, WREXHAM, LL12 0SF

#### **Description of application**

NEWID DEFNYDD ADEILAD I DDEFNYDD DIWYIDANNOL CYFFREDINOL (DOSBARTH B2) A CHODI ESTYNIAD (YN OL-WEITHREDOL) / CHANGE OF USE OF BUILDING TO CLASS GENERAL INDUSTRIAL USE (CLASS B2) AND ERECTION OF EXTENSION (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:-

|      |                                           |
|------|-------------------------------------------|
| E4   | Employment development within settlements |
| GDP1 | Development objectives                    |
| PS1  | Settlement limits                         |
| T8   | Parking                                   |

#### **Particulars of decision that permission be REFUSED**

#### **Reason(s)**

1. By virtue of the absence of sufficient on-site parking provision, to allow the development would likely lead to indiscriminate parking in the surrounding residential streets, impacting upon the amenities of those residents and interfering with the free flow of traffic, to the detriment of highway safety for all users, including pedestrians. Visibility does not accord with national standards and the lack of adequate turning space within the site will result in vehicles reversing in, or out, of a substandard access. The development therefore fails to ensure safe and convenient pedestrian and vehicular access, and appropriate on-site parking, contrary to the Wrexham Unitary Development Plan Policies GDP1 and T8, and the standards set out in Local Planning Guidance Note No. 16 'Parking Standards'.

|                  |                                                                                                     |                      |                          |
|------------------|-----------------------------------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | STEPHEN HINCHLIFFE                                                                                  | <b>Code Number</b>   | LLA P/2021/0616          |
| <b>Agent</b>     | MR NARESH SAMBAN<br>DESIGN EXTENSION<br>53 PEEBLES COURT<br>21 WHITESTONE WAY<br>CROYDON<br>CR0 4WJ | <b>Date Received</b> | 18/06/2021<br>11/10/2022 |
|                  |                                                                                                     | <b>Decision Date</b> |                          |

2. By virtue of the noise levels, non-continuous sources of noise and the general character of the noise associated with the use, the proposed use would represent a noise nuisance and be to the detriment of local residential amenity. Odour, dust and vibration from the proposed use also represent a nuisance and to allow the development would fail to protect the amenity of the public from the adverse effects of this proposal, contrary to Policy GDP1 a) and f) of the Wrexham Unitary 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)