

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	MS ANGELA RUSSELL	Code Number	ROS P/2022/0006
Agent	MS ANGELA RUSSELL WILLOW MEWS TREVALYN MANOR TREVALYN ROSSETT WREXHAM LL12 0AQ	Date Received	17/12/2021
		Decision Date	01/11/2022

Planning (Listed Buildings and Conservation Areas) Act 1990

Location of application

LAND AT TREVALYN MANOR, MANOR LANE, TREVALYN, ROSSETT, WREXHAM, LL12 0HL

Description of application

GOSOD PWYNTIAU GWEFRU CERBYDAU TRYDAN / INSTALLATION OF ELECTRIC VEHICLE CHARGING POINTS

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

EC4	Hedgerows, Trees and Woodland
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
T8	Parking

Particulars of decision that Listed Building Consent be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate the heritage impact on the property and neighbouring properties. The development, in light of the information submitted, is not considered to ensure no harm to the heritage asset and conservation area to and from the development site and in the locality. It would therefore fail to comply with policy GDP1 and EC9 of the Wrexham UDP (2005).
2. Insufficient information has been submitted to demonstrate vehicle movements from the site. By reason of the constraints of the site and the siting of the proposed parking spaces during construction and non-electric cars after construction. The development, in light of the information submitted, is not considered to ensure safe pedestrian or vehicular access to

and from the development site and in the locality. It would therefore fail to comply with policy GDP1 and T8 of the Wrexham UDP (2005).

3. Insufficient information has been submitted to demonstrate that the proposal would not result in the loss of, damage to or pressure to the nearest trees to the proposed development site and access road. The proposals therefore conflict with policies GDP1(a) and EC4 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