

In pursuance of its powers under the Acts an 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 AND MRS K MCANDREW	Code Number	WRO P/2022/0330
Agent	MR STEVE JONES D S JONES AND CO 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	31/03/2022
		Decision Date	13/05/2022

Town and Country Planning Act, 1990
Section 73

Location of application

1 - 3, COLLEGE STREET, WREXHAM, LL13 8LU

Description of application

AMRYWIO AMODAU 2 A 4 CANIATAD CYNLLUNIO P/2020/0778 I
DIWYGIO CYNLLUNIAU CYMERADWY / VARIATION OF CONDITIONS 2
AND 4 OF PLANNING PERMISSION P/2020/0778 TO AMEND APPROVED
PLANS

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

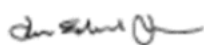
EC7	Conservation Areas
GDP1	Development objectives
H4	Sub-division of dwellings
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the character and appearance of the Conservation Area and therefore conflicts with policies PS2 GDP1a and EC7 of the Wrexham Unitary Development Plan.

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Ian Jones

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Interim Chief Officer Planning & Regulatory

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