

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		Code No	WRR P/2021/0911
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	17/09/2021
		Decision Date	11/11/2021

Town and Country Planning Act, 1990

Location of application

7, TRINITY STREET, WREXHAM, LL11 1NH

Description of application

NEWID DEFNYDD LLAWR GWAELOD O DDOSBARTH A1 (MANWERTHU) I SUI GENERIS (SWYDDFA ARCHEBU TACSI AC YSTAFELL AROS) / CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO SUI GENERIS (TAXI BOOKING OFFICE AND WAITING ROOM)

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

GDP1	Development objectives
S2	Ground floor retailing in Wrexham town centre
S3	Non-shopping key town centre uses
T7	Traffic management

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development does not make adequate provision for the parking of vehicles clear of the public highway within a busy town centre location and an area subject to a traffic management scheme. The establishment of such a development in this location would be incompatible with through traffic interests and a potential source of danger to road users and pedestrians. Consequently, the impact upon free flow of traffic along the highway would potentially harm the safety of other drivers and pedestrians. The development would therefore, fail to comply with policy GDP1 and T7 of the Wrexham UDP (2005).



**Officer Appointed for this purpose
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