

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 SCOTT DAVIES	Code Number	GWE P/2021/0591
Agent	MR DAVID INESON DESIGN IN SAFETY 57 CHARLES STREET BRYMBO WREXHAM LL11 5FL	Date Received	10/06/2021
		Decision Date	08/11/2021

Town and Country Planning Act, 1990

Location of application

1, HEOL Y PARC, BRADLEY, WREXHAM, LL11 4BS

Description of application

FFURFIO MYNEDFA I GERBYDAU A CHODI GATIAU, A WAL /
FORMATION OF VEHICULAR ACCESS AND ERECTION OF GATES AND
WALL

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

EC14	Protection of controlled waters
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. By reason of the constraints of the site and the siting and design of the proposed access, there would be restricted visibility for vehicles emerging from the site and this would consequently increase the likelihood of danger to road users and pedestrians. As such the development 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 of the Wrexham UDP (2005).
2. 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 drive. The proposals therefore conflict with policies GDP1(a) and EC4 of the Wrexham Unitary Development Plan.

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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