

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 CHRIS ANDREW	Code No	RHO P/2020/0647
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	12/08/2020
		Decision Date	15/09/2021

Town and Country Planning Act, 1990

Location of application

Y BRYN, DUKE STREET, RHOSLLANERCHRUGOG, WREXHAM, , LL14 1SU

Description of application

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the development is not at unacceptable risk from past coal mining activity. In the absence of this information the development would place future occupants of the dwelling at an unacceptable risk and would therefore be contrary to policy GDP1f of the Wrexham Unitary Development Plan.

Note(s) to applicant

The drawings referred to in this decision are:
20-08 A300D Proposed elevations

20-08 A103C Proposed upper floor plans
20-08 A102C Proposed lower elevations
20-08 A101B Proposed site plan
20-08 A002A Existing site plan
20-08 A001A Location Plan

A handwritten signature in black ink, appearing to be 'L. M. 16'.

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