

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 PETER MINSHULL	Code No	BRO P/2021/0477
Agent	MR CRAIG BAUGH CB ARCHITECTURAL DESIGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	13/05/2021
		Decision Date	04/10/2021

Town and Country Planning Act, 1990

Location of application

6, CHURCH ROAD, BRYNTEG, WREXHAM, LL11 6NT

Description of application

IS-RANNU TY YN DDAU FFLAT / SUBDIVISION OF HOUSE INTO TWO FLATS

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
H4	Sub-division of dwellings

Particulars of decision that permission be REFUSED

Reason(s)

1. There is restricted visibility at the site access with Church Road, which would result in unsafe means of vehicular access onto the highway. The proposal would fail to accord with UDP Policy GDP1(d).



**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