

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

8  
Expiry Date:  
25/06/2021  
Decision Notice  
Sent:  
09/09/2021  
Grid Reference:  
E 336809  
N 357229

|                  |                                                                                                    |                      |                   |
|------------------|----------------------------------------------------------------------------------------------------|----------------------|-------------------|
| <b>Applicant</b> | NEELA CHATAKONDU                                                                                   | <b>Code No</b>       | ROS P /2021 /0424 |
| <b>Agent</b>     | EMILY LLOYD<br>HDS ARCHITECTURAL SERVICES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date Received</b> | 27/04/2021        |
|                  |                                                                                                    | <b>Decision Date</b> | 08/09/2021        |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

PENTLANDS, THE GREEN, ROSSETT, WREXHAM, LL12 ODS

#### **Description of application**

CAIS AMLINELLOL (GYDA YMDDANGOSIAD, TIRLUNIO A GRADDFA A GADWIR) AM 1 DWELL / OUTLINE APPLICATION (WITH APPEARANCE, LANDSCAPING AND SCALE RESERVED) FOR 1 DWELLING

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

EC4  
EC6  
EC7  
GDP1  
H2  
PS1  
PS2  
T8

**Particulars of decision that Outline Planning Permission be REFUSED**

|                  |                                                                                                       |                          |                   |
|------------------|-------------------------------------------------------------------------------------------------------|--------------------------|-------------------|
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|                  |                                                                                                       | <b>Decision<br/>Date</b> | 08/09/2021        |

### 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 the increase in vehicular movements would increase the likelihood of danger to road users. 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).



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)