

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 ALAN FRANCIS	Code No	WRC P/2018/0537
Agent	DMS ARCHITECTURAL SERVICES MR DAVID SELVEY 31 HAIG ROAD WREXHAM LL13 7BU	Date Received	28/06/2018
		Decision Date	08/08/2018

Town and Country Planning Act, 1990

Location of application

8, RIVULET ROAD, WREXHAM, LL13 8DT

Description of application

SIDE EXTENSION TO FORM MOT TESTING STATION

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
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted with the application to enable a full assessment of the impact of the proposal upon the character and appearance of the area, upon highway safety, parking and access, and upon local residential amenity. The proposal would therefore conflict with Policies PS2, GDP1 and T8 of the Wrexham Unitary Development Plan and Local Planning Guidance Note 16 'Parking Standards'.



**Officer Appointed for this purpose
Head of Environment and Planning**

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