

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 IAN HUMPHREYS	Code Number	ROS P /2020 /0818
Agent	BLUEPRINT LTD JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	27/11/2020
		Decision Date	01/06/2021

Planning (Listed Buildings and Conservation Areas) Act, 1990

Location of application

WYNONA, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE

Description of application

CANIATAD ARDAL GADWRAETH I DDYMCHWEL ANNEDD /
CONSERVATION AREA CONSENT FOR DEMOLITION OF DWELLING

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

EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas
PS2	Development and the environment

Particulars of decision that Consent be REFUSED

Reason(s)

1. The demolition without an agreed scheme for re-development of the site would have a detrimental impact on the character of Rossett Conservation Area and therefore conflicts with policies EC7 EC8 and GDP1(a) of the Wrexham Unitary Development Plan.

Applicant MR IAN HUMPHREYS

Code Number ROS P /2020 /0818

Agent BLUEPRINT LTD
JACK FELGATE
OFFICE 3K4
REDWITHER TOWER
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9XT

Date Received 27/11/2020

Decision Date 01/06/2021



**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