

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 IAN NASH	Code No	MIN P/2020/0087
Agent	BLUEPRINT LTD MR JACK FELGATE OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	07/02/2020
		Decision Date	13/08/2020

Town and Country Planning Act, 1990

Location of application

, BRYN Y FFYNNON, OLD ROAD, BWLCHGWYN, WREXHAM, LL11 5UF,

Description of application

ERECTION 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:-

GDP1, EC13

Particulars of decision that permission be REFUSED

Reason(s)

1. There is restricted visibility at the site access with the adjacent highway (B5430), which would result in unsafe means of vehicular access onto the highway. The proposal would fail to accord with UDP Policy GDP1 (d).
2. It has not been demonstrated that a SuDS scheme compliant with the Statutory Standards can be delivered for the site, therefore it has not been demonstrated that the development can progress without a detrimental impact on flood risk either to the development site or locally. The proposal has not demonstrated compliance with UDP Policy EC13.

Note(s) to applicant



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