

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 ROB SCOTT	Code No	COE P/2020/0638
Agent	HDS ARCHITECTURAL SERVICES MISS EMILY LLOYD THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	06/10/2020 15/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO, 68 HIGH STREET, COEDPOETH, WREXHAM, , LL11 3SD

Description of application

CODI ANEDD AR WAHAN / ERECTION OF DETACHED DWELLING

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

EC13	Surface water run-off
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. A poor standard of amenity will be afforded to future occupiers of adjoining dwellings and the development due to the restricted site area and proximity of adjoining dwellings and it therefore conflicts policy GDP1(f) of the Wrexham Unitary Development Plan.
2. There is insufficient space within the site for vehicles to turn prior to exiting onto the highway. This will give rise to safety problems on the adjoining highway and therefore the development conflicts with policies GDP1d and T8 of the Wrexham Unitary Development Plan.

3. Due to restricted visibility in the north-easterly direction the development will not be provided with a safe and satisfactory vehicular access and therefore conflicts with policy GDP1(d) of the Wrexham Unitary Development Plan.

Note(s) to applicant

The drawings referred to in this decision are:

CP/PD/01 Location Plan and block plan

BD/PD/02 Proposed site layout

CP/PD/03 Proposed floor plans

BD/PD/04 Proposed elevations

A handwritten signature in black ink, appearing to read 'L. J. Jones'.

**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