

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	MRS RACHEL LLOYD	Code	GRE P/2020/0097
Agent	MRS RACHEL LLOYD HOMESTEAD NURSERY OLD WREXHAM ROAD GRESFORD WREXHAM LL12 8TY	Number Date Received	11/02/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990
Section 73

Location of application

HOMESTEAD NURSERY, OLD WREXHAM ROAD, GRESFORD,
WREXHAM, LL12 8TY

Description of application

APPLICATION FOR VARIATION OF CONDITION NO. 13 IMPOSED UNDER PLANNING PERMISSION P/2019/0189 TO INCREASE NUMBER OF CHILDREN ON SITE TO 146 NO.

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking
T9	Walking, cycling and horse riding routes

Particulars of decision that permission be REFUSED

Reason(s)

1. The additional traffic generated by the proposed development along this narrow section of Old Wrexham Road, which is without the benefit of adequate footways and street lighting provision, would be incompatible with through traffic safety interests and a potential source of danger to all road users, including pedestrians. To allow the development would fail to ensure safe and convenient pedestrian access to and from the site and is therefore contrary to Policy GDP1(d) of the Wrexham Unitary Development Plan and Technical Advice Note (TAN) 18.

Applicant	MRS RACHEL LLOYD	Code Number	GRE P/2020/0097
Agent	MRS RACHEL LLOYD HOMESTEAD NURSERY OLD WREXHAM ROAD GRESFORD WREXHAM LL12 8TY	Date Received	11/02/2020
		Decision Date	05/03/2021

2. By virtue of its scale, design and materials of construction, any increase in size of the existing car park to cater for this development would fail to maintain the openness of the Green Barrier and have a materially detrimental impact upon the character and appearance of the locality. Such a large parking area would fail to accord with the character of the site and to allow the development would be contrary to Policies PS2, GDP1 (a) and EC1 of the Wrexham Unitary Development Plan.



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