

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 HOWARD FORLAND P1 SPEEDY FIT LTD	Code No	WRC P/2020/0494
Agent	MR N POULTER 139 ACKLAM ROAD MIDDLESBROUGH CLEVELAND TS5 5HR	Date Received	24/08/2020
		Decision Date	08/12/2020

Town and Country Planning Act, 1990

Location of application

FORMER WREXHAM MUSICAL THEATRE SITE, 1 SALOP ROAD,
WREXHAM, LL13 7AF

Description of application

UNED AR GYFER GOSOD TEIARS A GOLCHI CEIR / UNIT FOR FITTING
TYRES AND CAR WASH

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

EC12	Development and flood risk
GDP1	Development objectives
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The majority of the site lies within Zone C2 and as such the proposals are at an unacceptable risk of flooding and also potentially give rise to increase flooding risk off-site. The development is therefore conflicts with Technical Advice Note 15 paragraph 6.2 and policy EC12 of the Wrexham Unitary Development Plan.
2. The proposed site access onto Salop Road is likely to increase conflicting vehicular movements to the detriment of highway safety, thus conflicting with policy GDP1(d) of the Wrexham Unitary Development Plan.

A handwritten signature in black ink, appearing to be 'L. J. Smith'.

**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