

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 OLIVER THOMSON JB FABRICATION	Code No	ISY P/2020/0566
Agent	JB FABRICATION MR OLIVER THOMSON BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9UT	Date Received	08/09/2020 11/02/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

J B FABRICATION, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9UT

Description of application

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

E4	Employment development within settlements
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to encroachment onto highway land the development will have a detrimental impact upon highway safety in the locality and therefore conflicts with policy GDP1d of the Wrexham Unitary Development Plan.
2. Insufficient information has been submitted to assess the impact that the development will have on statutorily protected species. In the absence of such information, the development will prejudice the favourable conservation

status of those/those species and therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted to demonstrate that the proposal would not have a detrimental impact upon the visual amenity of the area and therefore conflicts with policy/policies GDP1a and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are those received on 1/10/2020.

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