

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 DAVID EDGE	Code No	WRC P/2020/0206
Agent	MR DAVID EDGE ACRE VIEW ABENBURY ROAD WREXHAM LL13 0NT	Date Received	24/03/2020
		Decision Date	05/08/2020

Town and Country Planning Act, 1990

Location of application

ACRE VIEW, ABENBURY ROAD, WREXHAM, LL13 0NT,

Description of application

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DEILIAID / CHANGE OF USE TO HOUSE IN MULTIPLE OCCUPATION - 4
OCCUPANTS MAXIMUM

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

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to restricted width and inadequate visibility 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 plans referred to in this decision are:

Location Plan
Existing floor plans
Proposed floor plans
Proposed site layout



**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