

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 SIMON ITHELL	Code No	CEF P/2020/0301
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	02/06/2020
		Decision Date	21/08/2020

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO CAMBRIAN HOUSE, WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE

Description of application

CHWE FFLAT, MAES PARCIO, GWAITH ALLANOL A GARDD GYMUNEDOL / SIX APARTMENTS, CAR PARKING, EXTERNAL WORKS AND COMMUNITY GARDEN

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
EC7	Conservation Areas
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Particulars of decision that permission be REFUSED

Reason(s)

1. By virtue of its scale, siting and design, the proposed development fails to respond to the character and design of surrounding buildings or the wider streetscape, and the development fails to preserve or enhance the character and appearance of the surrounding Conservation Area. To allow the development would therefore be contrary to Policies H2, GDP1, PS2 and EC7 of the Wrexham Unitary Development Plan and the guidance as set out within the adopted Cefn Mawr Conservation Area Character Assessment and Management Plan.
2. By virtue of its scale, design and layout, the proposed development would have a detrimental impact upon the residential amenities of both the existing occupiers of the surrounding properties, and the future occupiers of the development in terms of loss of privacy and daylight, and over dominance. The proposed development would represent an over development of the site and to allow it would be contrary to Policies H2 and GDP1 of the Wrexham Unitary Development Plan and the advice contained within the amplifying Local Planning Guidance Note No. 21 'Space around Dwellings'.
3. The dwelling unit density is greater than 40 units per hectare and the Health and Safety Executive's (HSE) assessment indicates that the risk of harm to people at the development is such that the HSE's advice is against the granting of planning permission on safety grounds. To allow the development would therefore be contrary to Policy GDP1 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