

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



|                  |                                                                                                                         |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR STEVE DAVIES                                                                                                         | <b>Code No</b>       | RUA P/2017/0853 |
| <b>Agent</b>     | BLUEPRINT LTD<br>MR DAFYDD EDWARDS<br>OFFICE 3K4<br>REDWITHER TOWER<br>WREXHAM INDUSTRIAL ESTATE<br>WREXHAM<br>LL13 9XT | <b>Date Received</b> | 11/10/2017      |
|                  |                                                                                                                         | <b>Decision Date</b> | 11/12/2017      |

### **Town and Country Planning Act, 1990**

#### **Location of application**

WALKER FAN HOUSE AND ADJOINING BUNGALOW, WYNNSTAY YARD, THE GREEN, RUABON, WREXHAM, , LL14 3EH

#### **Description of application**

DEMOLITION OF EXISTING BUNGALOW, RESIDENTIAL DEVELOPMENT TO CONSTRUCT TWO SEPARATE APARTMENT BLOCKS FORMING TOTAL OF 18 NO. APARTMENTS, REMEDIAL WORKS TO WALKER FANHOUSE, NEW ACCESS ARRANGEMENTS AND ASSOCIATED WORKS

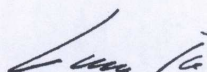
In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

|      |                                                                |
|------|----------------------------------------------------------------|
| EC11 | Archaeology                                                    |
| EC13 | Surface water run-off                                          |
| EC4  | Hedgerows, Trees and Woodland                                  |
| EC6  | Biodiversity Conservation                                      |
| EC9  | Listed buildings of special architectural or historic interest |
| 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. Insufficient information has been submitted with the application to demonstrate that the proposed new development and remedial works will not directly or indirectly impact upon the scheduled monument DE238 Wynnstay Colliery Walker Fan House, which is also Grade II listed. In addition, no evaluation of the footprint areas of the new apartment blocks to determine whether industrial archaeological remains related to the colliery are present here has been provided contrary to Wrexham Unitary Development Plan Policies GDP1 (a), PS2, H2, EC9 and EC11.
2. Insufficient information has been submitted with the application to demonstrate that any resultant surface water generated by the development would be disposed of appropriately, or that the development will not impact upon the integrity of the culvert which crosses the site. In the absence of this information, it has not been demonstrated that flood risk can be acceptably managed post development and the proposal would be contrary to Wrexham Unitary Development Plan Policies GDP1 (i) and EC13.
3. Insufficient information has been submitted with the application to demonstrate a safe and satisfactory vehicular access to the site. There are significant differences in land levels between the proposed access road and the B5605 Park Road and details of the gradient of this access road has not been provided. Further, the site layout plan does not make adequate provision for manoeuvrability of a refuse wagon. In the absence of this information, it has not been demonstrated that access to the site would not have a detrimental impact upon highway safety and the proposal would be contrary to Wrexham Unitary Development Plan Policies GDP1 (d) and T8.



**Officer Appointed for this purpose  
Head of Environment and Planning**

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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)