

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 & MRS ANDREW AND KATHERINE SHEILD	Code Number	WRO P/2016/0783
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	16/08/2016
		Decision Date	02/11/2016

Town and Country Planning Act, 1990
Section 73

Location of application

86, ERDDIG ROAD, WREXHAM, LL13 7DP

Description of application

VARIATION OF CONDITION NO 1 BY REPLACING THE WORD STUDENTS WITH THE WORD RESIDENTS AND REMOVAL OF CONDITION NO 2 IMPOSED UNDER PLANNING PERMISSION CODE NO P/2012/0185

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

EC7	Conservation Areas
GDP1	Development objectives
PS2	

Particulars of decision that permission be REFUSED

Reason(s)

1. To allow relaxation and deletion of the previously approved conditions would be likely to increase the demand for parking in the vicinity of the property and nearby side streets and result in increased congestion and highway danger to pedestrians and vehicle users. The proposals as such would be contrary to policy GDP1 (d) and Local Planning Guidance Note 16 Parking Standards.

Applicant	MR & MRS ANDREW AND KATHERINE SHEILD	Code Number	WRO P/2016/0783
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	16/08/2016
		Decision Date	02/11/2016



**Officer Appointed for this purpose
Head of Community Wellbeing and Development**

**Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-**

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