

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	MRS LISA JACQUES	Code Number	ESC P/2014/0744
Agent	MRS LISA JACQUES 150 WREXHAM ROAD RHOSTYLLEN WREXHAM LL14 4DN	Date Received	08/10/2014
		Decision Date	02/12/2014

Town and Country Planning Act, 1990

Location of application

150 WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DN

Description of application

DEMOLITION OF EXISTING PERIMETER WALL AND CREATION OF VEHICULAR ACCESS

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

GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The vehicular access as proposed does not provide for sufficient visibility nor does it allow for the access and egress of motor vehicles in a forward gear onto a classified highway. It is also considered that there is insufficient space within the site to park a motor vehicle. To allow the development to occur would result in a danger to highway users and pedestrians contrary to policy GDP1 of the Wrexham Unitary Development Plan.

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