In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Tom Smith

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2025/0717

Date Received 15/09/2025

Decision Date 04/11/2025

Town and Country Planning Act, 1990

Location of Application

THE MAPLES, 7 LLOYDS LANE, CHIRK, WREXHAM, LL14 5NH

Description of Application

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In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

GDP 1- Development Objectives
PS2 - Broad Location of Development

Particulars of decision : REFUSED

Reason(s)

1. The development will have a detrimental impact upon the character and appearance of this residential area conflicting with policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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2. The development will have a detrimental impact upon the amenity of occupiers of nearby properties conflicting with policy GDP1 of the Wrexham Unitary Development Plan.

3. The development will have a detrimental impact upon highway safety in the locality conflicting with policy GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council