

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 COOPER	Code Number	GRE P/2021/0168
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Agent	GERAINT JOHN PLANNING LTD MR LUKE GRATTAROLA OFFICE 16 HOUSE 1 2ND FLOOR THE MALTINGS EAST TYNDALL STREET CARDIFF CF24 5EA	Date Received	18/02/2021
		Decision Date	07/06/2021

Town and Country Planning Act, 1990

Location of application

10, WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LF

Description of application

WAL WYNEB NEWYDD (YN RETROSPECT) / NEW BOUNDARY WALL (IN RETROSPECT)

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

Particulars of decision that permission be REFUSED

Reasons

1. By virtue of its height and positioning immediately adjoining the highway, the proposed boundary wall significantly reduces the visibility from the access such that its use would be a source of danger to all road users. As such, the proposed development fails to ensure safe vehicular access from the site, and to allow the development would be contrary to Policy GDP1 d) of the Wrexham Unitary Development Plan and the advice contained within national guidance - Manual for Streets.

Applicant MR COOPER

Code GRE P/2021/0168

Agent GERAINT JOHN PLANNING LTD
MR LUKE GRATTAROLA
OFFICE 16
HOUSE 1 2ND FLOOR
THE MALTINGS
EAST TYNDALL STREET
CARDIFF
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2. By virtue of their location within 5 metres of the adjoining highway, vehicles will have to wait on the highway for the gates to open in order to access the property, causing an obstruction on the public highway. As such, the proposed development fails to ensure safe vehicular access to the site, and to allow the development would be contrary to Policy GDP1 d) 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