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 Phil Bennett

Agent Cullis Architectural Design
25 Sunningdale Close
Wrexham
LL13 9QU

Reference P/2025/0453

Date Received 04/06/2025

Decision Date 12/06/2026

Town and Country Planning Act, 1990

Location of Application

THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH

Description of Application

FFURFIO MYNEDFA I GERBYDAU

FORMATION OF VEHICULAR ACCESS

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The development would have an unacceptable impact in respect of highway safety. The location is within 8 metres of a bus stop and there is no room for vehicles to turn on the plot and leave in a forward gear. As such, the proposal would create conditions which are prejudicial to users of the highway network. The development therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan. The limited benefits of the scheme are not outweighed by the highway safety impacts that would arise.

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