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 MARGARIDA SEBASTIAO

Agent MR SION ROBERTS
CADNANT PLANNING,
CONNAUGHT HOUSE, RIVERSIDE BUSINESS PARK,
BENARTH ROAD,
CONWY. LL32 3UB

Reference P/2026/0214

Date Received 02/04/2026

Decision Date 16/06/2026

Town and Country Planning Act, 1990

Location of Application

50 WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

Description of Application

NEWID DEFNYDD LLAWR GWAELOD ADEILAD I FUSNES GWARCHOD PLANT (HYD AT 10 O BLANT)

CHANGE OF USE OF GROUND FLOOR OF BUILDING TO A CHILDMINDING BUSINESS (UP TO 10 CHILDREN)

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. It has not been demonstrated that the development would not have a detrimental impact upon the amenity of occupiers of nearby properties by way of noise and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

2. Due to inadequate provision of off-street parking and turning area, together with restricted access, the development would be prejudicial to highway and pedestrian safety. The development therefore conflicts with policies GDP1 and T8 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