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 Peter Healey

Reference P/2026/0370

Decision Date 21/09/2026

Town and Country Planning Act, 1990

Location of Application

39 CLIFTON AVENUE, BRYMBO, WREXHAM, LL11 5FS

Description of Application

ADEILADU GAREJ AR WAHÂN/ GWEITHDY, NEWIDIADAU MYNEDIAD I'R CEFN FFURFIO MYNEDFA I GERBYDAU

ERECTION OF DETACHED GARAGE/WORKSHOP, ACCESS ALTERATIONS TO REAR AND FORMATION OF VEHICULAR ACCESS TO FRONT

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
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

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Reason(s)

1. The scale and siting of the proposed development would have a detrimental impact on the surrounding built environment and does not accord with the prevailing character of the site failing to make a positive contribution to the appearance of the locality and therein conflicts with policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

2. Due to a loss of an existing parking space the development will create additional parking problems in the locality leading to congestion and/or highway safety problems. The development therefore conflicts with policy/policies T8 and GDP1 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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