

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 JH AND R MORRIS

Reference P/2023/0439

Agent ROGER PARRY AND
PARTNERS LLP
MR TUDOR WATKINS
The Estate Office
20 Salop Road
Oswestry
SY11 2NU

Date Received 09/06/2023

Decision Date 12/06/2024

Town and Country Planning Act, 1990

Location of Application

LAND OPPOSITE EYTON SCHOOL, EYTON, WREXHAM, LL13 0YD

Description of Application

CAIS AMLINELLOL AR GYFER CODI 6 ANNEDD, FFURFIO MYNEDIAD I GERBYDAU A MAES PARCIO YSGOL (CADW YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA)

OUTLINE APPLICATION FOR ERECTION OF 6 DWELLINGS, FORMATION OF VEHICLE ACCESS AND SCHOOL CAR PARK (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

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

National Policies and Technical Advice Notes (TAN):

TAN 15 - Development, flooding and coastal erosion
TAN 18 - Transport
TAN 5 - Nature Conservation and Planning
TAN 6 - Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites
H7 - Housing in the Countryside
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE3 - Trees, Woodlands and Hedgerows

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NE6 - Waste Water Treatment and River Water Quality
Policy SP1 - Housing Provision
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP13 - Health and Wellbeing
SP18 - Climate Change
SP2 - Location of Development
SP5 - Planning Obligations
T1 - Managing Transport Impacts
T2 - Active Travel
T3- Passenger Transport
Policy SP1 - Housing Provision

Particulars of decision: REFUSED

Reason(s)

1. The site lies in an unsustainable location outside of any defined settlement limit and within the open countryside and the development would have a detrimental urbanising impact upon the rural character of the site and its immediate surroundings. The proposal therefore conflicts with policies SP2, H7 and DM1 of Wrexham Local Development Plan.
2. Insufficient information has been submitted to demonstrate that the development would not adversely impact upon statutorily protected species and their habitats. The proposed would result in the loss of improved grassland, a Welsh Priority Habitat as defined by Section 7 of the Environment (Wales) Act. The proposed development therefore conflicts with policies SP14 and NE1 of the Wrexham Local Development Plan, as well as paragraphs 6.4.4 to 6.4.6 of PPW12 and Technical Advice Note 5.

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3. Insufficient information has been submitted to demonstrate that the development would not be at unacceptable risk of flooding from a watercourse crossing the site or that the development would not give rise to an increased risk of off-site flooding. It therefore conflicts with policy SP18 of the Wrexham Local Development Plan and Technical Advice Note 15.

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)