ROGER LEE PLANNING LTD

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Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

Our Ref: 2379/RL/01 30 August 2024

Development Management
Economy and Planning
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR
Dear Sir/Madam

LAND OFF BETHANIA ROAD, ACREFAIR, WREXHAM

This letter should be read alongside the documents and plans submitted in support of revised outline planning application for the residential development of up to 33 dwellings at the above site. The revised application follows on from the refusal of outline planning permission number P/2022/0469 and the subsequent appeal which was dismissed (ref CAS-02985-G6S1X3).

As previously, access is sought for approval at this stage with all other matters reserved.

The 2022 application was refused on 3 October 2023 for five reasons as follows:

1. Increase in traffic movements which would cause an unacceptable risk to the safety of highway users.
2. Inadequate provision of pedestrian footways.
3. Insufficient information in relation to impact on protected species.
4. Insufficient information with regard to land contamination.
5. Absence of an executed Planning Obligation to secure appropriate contributions to education facilities in the local area.

In determining the subsequent appeal the Inspector concluded that satisfactory details had been provided on all of the above points with the exception of the effect of the proposal on nature conservation and protected species.

As a result, the application submission includes the various reports relating to highway and pedestrian safety matters and land contamination, as well as the executed unilateral

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undertaking relating to Planning Obligations, that were considered at the time of the appeal hearing. It is not considered that anything further is required on these matters.

In response to the concerns raised about protected species a new Ecological Assessment has been carried out and its findings are within a new report dated August 2024, which is submitted with the revised application.

On that basis it is considered that the application can now be supported having addressed the reason that the appeal was dismissed.

Should there be any issues arising from the revised application the applicant would be happy to discuss matters further with the local authority.

Yours sincerely

Roger Lee