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 Hart Hill Homes

Agent Miss Olivia Forde
10 Hunters Walk,
Canal Street, Chester,
United Kingdom, CH1
4EB

Reference P/2024/1209

Date Received 08/07/2024

Decision Date 13/03/2025

Town and Country Planning Act, 1990

Location of Application

22 BRYN ESTYN ROAD, WREXHAM, LL13 9NB

Description of Application

DYMCHWEL YR ANNEDD BRESENNOL A CHODI 8 O FFLATIAU GYDA LLEFYDD PARCIO A MYNEDFA CYSYLLTIEDIG

DEMOLITION OF EXISTING PROPERTY AND ERECTION OF 8 APARTMENTS WITH ASSOCIATED ACCESS AND PARKING

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

National Policies and Technical Advice Notes (TAN):
Future Wales: The National Plan 2024;
Planning Policy Wales (Edition 12);
Technical Advisory Note 5: Nature, Conservation & Planning;
Technical Advisory Note 12: Design;
Technical Advisory Note 18: Transport.

Wrexham Local Development 2013 – 2028:
SP1 - Housing Provision;
SP2 - Location of Development;
SP7 - Wrexham City;
SP11 - Transport and Accessibility;
SP14 - Natural Environment;
SP19 - Green Infrastructure;
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Quality;
DM1 - Development Management Considerations;
T1 - Managing Transport Impacts;
T2 - Active Travel.

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Particulars of decision : REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels which would be harmful to the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal is therefore contrary to Planning Policy Wales and Policies NE1 and NE6 of the Wrexham Unitary Development Plan. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.

2. Insufficient information has been submitted to demonstrate that the proposed development would not result in adverse harm being caused to an identified protected species, being recorded bats at the site and recorded Great Crested Newts nearby. Therefore, the application is contrary to the requirements of Policy SP14 of the Wrexham LDP, LPGN32 and with PPW12 and TAN 5. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.

3. The applicant has failed to provide sufficient replacement mitigation tree plantings for the loss of important and TPO protected trees, or demonstrate that NBB could be achieved across the site. Therefore, the proposal fails to demonstrate that there would be no adverse harm to the natural environment and local biodiversity, contrary to the requirements of Policy Sp14 of the Wrexham LDP, LPGN32 and with PPW12 and TAN5. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.

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

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4. The applicant has failed to demonstrate that technical access to the site could be achieved, or that that the impacts upon the highway network from a safety perspective would not be severe. Furthermore, the applicant has failed to demonstrate that the site could reasonably be serviced by sustainable modes of transport to reduce the sole reliance of future residents on the use of car. As such, the proposal fails to accord with the requirements of Policy DM1 (vi), T1 (i) (ii) (iii), T2 and SP11 (vi) of the Wrexham LDP. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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