

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 MR ROBIN WRIGHT

Reference P/2024/0340

Agent MR DAFYDD EDWARDS
BLUEPRINT ARCHITECTURAL
SERVICES
Office 34K
Redwither Tower
Wrexham Industrial Estate
Wrexham
LL13 9XT

Date Received 08/05/2024

Decision Date 25/06/2024

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO STRYT, NEW BRIGHTON, MINERA, WREXHAM, LL11 3DU

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER)
OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS
RESERVED)

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

National Policies and Technical Advice Notes (TAN):

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
H7 - Housing in the Countryside
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP1 - Housing Provision
SP14 - Natural Environment
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
NE4 - Area of Outstanding Natural Beauty

Particulars of decision: REFUSED

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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, including the setting of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. The proposal therefore conflicts with policies SP2, H7, NE4 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 or that a net benefit to biodiversity could be secured. In the absence of such information, the proposed development conflicts with policies SP14 and NE1 of the Wrexham Local Development Plan, as well as paragraphs 6.4.4, 6.4.5 and 6.4.6 of PPW12.
3. The proposed development would increase the number of vehicular movements through a substandard vehicular access to the detriment of highway safety. It therefore conflicts with policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon

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

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

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