

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

|                  |                                                                                                                       |                      |                 |
|------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MRS A DELANEY                                                                                                         | <b>Code No</b>       | GWE P/2023/0711 |
| <b>Agent</b>     | TREVOR MENNELL PLANNING<br>MR TREVOR MENNELL<br>THE GABLES<br>KENDRICKS BANK<br>BAYSTON HILL<br>SHREWSBURY<br>SY3 0EH | <b>Date Received</b> | 11/10/2023      |
|                  |                                                                                                                       | <b>Decision Date</b> | 23/01/2024      |

### **Town and Country Planning Act, 1990**

#### **Location of application**

LAND OFF MOSS ROAD, MOSS, WREXHAM, LL11 6HA

#### **Description of application**

NEWID DEFNYDD I 2 LLAIN AR GYFER 2 GARAFAN STATIG, 2 GARAFAN SYMUDOL, 2 ADEILAD AMWYNDERAU A THANCIAU SEPTIG (YN OL-WEITHREDOL) / CHANGE OF USE TO 2 NO. PITCHES FOR 2 NO. STATIC CARAVANS, 2 NO. TOURER CARAVANS, 2 NO. AMENITY BUILDINGS AND SEPTIC TANKS (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

|      |                                                             |
|------|-------------------------------------------------------------|
| H4   | Gypsy and Traveller Sites                                   |
| H5   | Gypsy and Traveller Accommodation                           |
| NE1  | International and National Nature Conservation Designations |
| NE3  | Trees, Woodlands and Hedgerows                              |
| NE6  | Waste Water Treatment and River Water Quality               |
| SP12 | Design Principles & Masterplanning Framework                |
| SP2  | Location of Development                                     |
| SP6  | Green Wedge                                                 |
| T1   | Managing Transport Impacts                                  |
| DM1  | Development Management Considerations                       |

#### **Particulars of decision that permission be REFUSED**

#### **Reason(s)**

1. It has not been adequately demonstrated that the need for Gypsy and Traveller accommodation in this location outweighs the harm to the designated Green Wedge. The development would have an adverse impact upon the openness of the Green Wedge and encroach

|                  |                                                                                                                          |                                                 |                 |
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|                  |                                                                                                                          | <b>Decision</b><br><b>Date</b>                  | 23/01/2024      |

unacceptably into land designated to prevent the cohesion of settlements.  
The proposal is contrary to Policy SP6 of the Local Development Plan.

2. The access to the site is considered to be inadequate to serve the proposed use and as such would compromise the safe, effective and efficient use of the highway network, impacting on highway safety contrary to Policies T1 and DM1 of the Local Development Plan.
3. The site is not served by adequate pedestrian footways linking it to the nearby villages and facilities. The development therefore poses a risk to pedestrians, thus being contrary to Policy DM1 of the Local Development Plan.
4. The proposed development does not adequately demonstrate that there would be no impact upon the River Dee/Bala Lake Special Area of Conservation as a result of foul drainage, and is therefore contrary to Policy NE6 of the Local Development Plan.



David Fitzsimon  
Prif Swyddog Yr Economi a Chynllunio  
Chief Officer Economy and Planning

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

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)