

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> | MR DARREN PRITCHARD                                                                                          | <b>Code No</b>       | WOR P/2023/0541 |
| <b>Agent</b>     | JP ARCHITECTURE AND DESIGN<br>MR JASON PRITCHARD<br>APPLEBY<br>BRETTON LANE<br>BRETTON<br>CHESTER<br>CH4 0DX | <b>Date Received</b> | 10/05/2023      |
|                  |                                                                                                              | <b>Decision Date</b> | 11/12/2023      |

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

#### **Location of application**

GWERN Y TO, SHOCKLACH LANE, WORTHENBURY, WREXHAM,  
SY14 7AZ

#### **Description of application**

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

|      |                                          |
|------|------------------------------------------|
| EC12 | Development and flood risk               |
| EC13 | Surface water run-off                    |
| EC4  | Hedgerows, Trees and Woodland            |
| EC6  | Biodiversity Conservation                |
| GDP1 | Development objectives                   |
| H10  | Replacement dwellings in the countryside |
| H5   | Housing in the countryside               |
| PS2  | Development and the environment          |
| T8   | Parking                                  |

**Particulars of decision that permission be REFUSED**

|                  |                                                                                                              |                      |                 |
|------------------|--------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
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### Reason(s)

1. The site is located outside of a settlement limit where there is a presumption against new residential development. The development does not accord with policy/policies PS2 H5 H10 and GDP1a Wrexham Unitary Development Plan and policies SP12, H7, H8 and DM1i of the draft Wrexham Local Development Plan by reason of the prominent siting and lack of justification for a new dwelling in the open countryside.



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)