

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

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Expiry Date: 24/11/2022
Decision Notice Sent:
Grid Reference: E 346202.34 N 335330



Applicant	MR RICHARD HALL	Code No	MAE P /2022 /0869
Agent	ROGER PARRY & PARTNERS LLP MR RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SHROPSHIRE SY11 2NU	Date Received	29/09/2022
		Decision Date	09/12/2022

Town and Country Planning Act, 1990

Location of application

LAND EAST OF CADNEY LANE, BETTISFIELD, WREXHAM. SY13 2LW

Description of application

CAIS AMLINELLLOL AR GYFER CODI 9 ANNEDD (CADW POB MATER) /
OUTLINE APPLICATION FOR ERECTION OF 9 DWELLINGS (ALL
MATTERS RESERVED)

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

EC11	Archaeology
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit and in open countryside and is therefore an inappropriate location for residential development. Furthermore, the development, including the proposed highway improvements, will represent an undesirable and harmful intrusion into the rural landscape and Special Landscape Area which would cause significant visual harm to the character of the area, and results in the loss of Best and Most Versatile agricultural land. The proposals do not therefore accord with policies PS1, PS2, PS3, PS4, GDP1, EC2, EC5 and H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.39, 3.59 and 3.60 of PPW 11.
2. Insufficient information has been submitted to demonstrate that the development will not give rise the water environment and in turn statutorily protected nature conservation sites. The proposals do not therefore accord with policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
3. Insufficient information has been submitted to demonstrate that the development will not have a detrimental impact upon any potential archaeology contrary to Policy EC11 of the Wrexham Unitary Development Plan, Paragraph 6.1.26 and Paragraph 4.7 of TAN 24.



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