

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 PETER WLCOX QUALITY EDUCATION WITH CARE	Code No	ESC P/2022/0699
Agent	AA PROJECTS LTD MISS EMILY WOODS	Date Received	02/08/2022
		Decision Date	07/12/2022

Town and Country Planning Act, 1990

Location of application

BERSHAM HALL, BERSHAM ROAD, BERSHAM, WREXHAM, LL14 4HS

Description of application

ADEILADU MAES PARCIO TU CEFN I'R YSGOL / CONSTRUCTION OF CAR PARK TO REAR OF SCHOOL

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the existing adjacent trees that make a significant contribution to the visual amenity of the locality. The development is therefore contrary to Policies PS2, GDP1 and EC4 of the Wrexham Unitary Development Plan, and the amplifying Local Planning Guidance Note No. 17 'Trees and Development'.

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2. Insufficient information has been submitted to assess the impact that the development will have upon the biodiversity interests of the site, and no mitigation or compensation measures, or scheme of Net Biodiversity Benefit (NBB) have been proposed. In the absence of such information, the development will prejudice the biodiversity interests of the site and therefore conflicts with Policies PS3, GDP1 and EC6 of the Wrexham Unitary Development Plan, and the amplifying Local Planning Guidance Note No.32 'Biodiversity'.
3. The site is located outside of a settlement limit and within Green Barrier where development which encroaches into the countryside is strictly controlled in order to maintain its openness. Insufficient information has been provided to justify the development and ensure that it would not detract from the area contrary to Policies PS2, GDP1 and EC1 of the Wrexham Unitary Development Plan.
4. In the absence of sufficient details in terms of layout and numbers of parking spaces, the proposal could have a detrimental impact upon highway safety and therefore conflicts with Policies PS4, GDP1 and T8 of the Wrexham Unitary Development Plan, and amplifying Local Planning Guidance Note No.16 'Parking Standards'.



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