

In pursuance of its powers under the Acts an 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 BENJAMIN COBWAY	Code No	LGC P/2023/0696
Agent	JOHN SEARL FORESTRY LTD MR JOHN SEARL UNIT 83B BOWEN COURT ST ASAPH BUSINESS PARK ST ASAPH LL17 OJE	Date Received	27/09/2023
		Decision Date	23/01/2024

Town and Country Planning Act, 1990

Location of application

PANDY WOOD, PANDY, WREXHAM, LL20 7PD

Description of application

CREU FFORDD FYNEDIAD NEWYDD A BAE LLWYTHIO / CREATION OF NEW ACCESS ROAD AND LOADING BAY

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

DM1	Development Management Considerations
NE1	International and National Nature Conservation Designations
NE2	Local Designations for Nature Conservation and Geological
NE3	Importance
NE5	Trees, Woodlands and Hedgerows
NE6	Special Landscape Areas
SP11	Waste Water Treatment and River Water Quality
SP12	Transport and Accessibility
SP13	Design Principles & Masterplanning Framework
SP14	Health and Wellbeing
SP2	Natural Environment
T1	Location of Development
	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal will have a major adverse impact on the Special Landscape Area, and would be contrary to policies SP12, NE5 and DM1(i) of the Wrexham Local Development Plan.

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2. The information supplied with the application does not provide sufficient justification for the development in terms of its impacts on designated sites and protected species and does not provide for a net biodiversity benefit. It would therefore be contrary to policies SP14, and NE2 of the Wrexham Local Development Plan.
3. The information supplied is not sufficient to justify removal of trees as proposed. It would therefore be contrary to policy NE3 of the Wrexham Local Development Plan.
4. The information supplied does not demonstrate that the proposal would be acceptable in terms of impacts on highway safety, and would therefore be contrary to policies SP11, DM1(vi) and T1 of the Wrexham 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