

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 DAVID KEITH DAVIES	Code No	BRO P/2023/0586
Agent	QUADRANT PROPERTY MR ROGER GRIFFITHS 31 FFORDD DOLGOED MOLD FLINTSHIRE CH7 1PE	Date Received	03/07/2023
		Decision Date	01/02/2024

Town and Country Planning Act, 1990

Location of application

PATS COACHES, SOUTHSEA ROAD, SOUTHSEA, WREXHAM, LL11 6PP

Description of application

CREU ARDAL BARCIO YCHWANEGOL / CREATION OF ADDITIONAL PARKING AREA

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

EM4	Employment Development Outside of Settlement Limits
NE2	Local Designations for Nature Conservation and Geological
NE3	Importance
SP14	Trees, Woodlands and Hedgerows
SP2	Natural Environment
T1	Location of Development
	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal is considered to constitute an unjustified and unacceptable encroachment into the open countryside, and is detrimental to the visual amenities of the site and the surrounding area. The development is therefore contrary to the requirements of Policies SP2, EM4 and DM1 of the adopted Wrexham Local Development Plan.

Applicant	MR DAVID KEITH DAVIES	Code Number	BRO P/2023/0586
Agent	QUADRANT PROPERTY MR ROGER GRIFFITHS 31 Ffordd Dolgoed Mold Flintshire CH7 1PE	Date Received	03/07/2023 01/02/2024
		Decision Date	

2. The proposal fails to adequately protect or mitigate harm against the Local Wildlife Site and its biodiversity and conservation values, contrary to the requirements of Policies SP14, DM1 and NE2 of the adopted 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