

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:
18/07/2022
Decision Notice
Sent:
Grid Reference:
E 327921.4
N 343360.88

Applicant	MR R COOKE	Code No	CEF P /2022 /0469
Agent	MR ROGER LEE ROGER LEE PLANNING LTD 18 LEEDS ROAD METHLEY LEEDS LS26 9EQ	Date Received	24/09/2021
		Decision Date	03/10/2023

Town and Country Planning Act, 1990

Location of application

LAND OFF, BETHANIA ROAD, ACREFAIR, WREXHAM, LL14 3HP

Description of application

CAIS AMLINELLOL AR GYFER CODI 33 ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / OUTLINE APPLICATION FOR ERECTION OF 33 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

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

CLF5	Open space requirements from new residential developments
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
H7	Affordable housing within new developments
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. In the absence of any compelling technical evidence to the contrary, it is considered that the proposal would lead to increased vehicle movements at the junction of Bethania Road and Llangollen Road which has substandard visibility. As such, the proposal would cause an unacceptable increase in the risk to the safety of highway users, contrary to policies GDP1 and T9 of the Wrexham Unitary Development Plan and Policies SP11, DM1, T1 and T2 of the draft Wrexham Local Development Plan.
2. Inadequate pedestrian footways exist along Bethania Road to and from the application site which means that there would not be a safe means of access to/from the site for pedestrians. The development therefore conflicts with policies GDP1 and T9 of the Wrexham Unitary Development Plan and Policies SP11, DM1, T1 and T2 of the draft Wrexham Local Development Plan.
3. Insufficient information has been submitted to demonstrate the site can be developed without adverse impacts upon protected species. The development therefore conflicts with Policy EC6 of the Wrexham Unitary Development Plan, Policies NE1 and NE2 of the draft Wrexham Local Development Plan, Technical Advice Note 5 and Paragraphs 6.4.22 and 6.4.23 of Planning Policy Wales (Edition 11).
4. Insufficient information has been submitted in relation to land contamination to demonstrate that the development will not pose an unacceptable risk to future occupiers of the site. The development therefore conflicts with Policy GDP1 of the Wrexham Unitary Development Plan, Policy DM1 of the draft Wrexham Local Development Plan, and Paragraph 6.9.12 of Planning Policy Wales (Edition 11).
5. In the absence of an executed Planning Obligation to secure an appropriate contribution to local education facilities, the proposal conflicts with Policy GDP2 of the Wrexham Unitary Development Plan and policy SP5 of the draft Local Development Plan.

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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.