

Applicant	MR WILLIAM EVANS	Code No	BRY P/2020/0239
Agent	TREVOR MENNEL PLANNING MR TREVOR MENNEL THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 OEH	Date Received	07/04/2020
		Decision Date	12/10/2023

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

LAND ADJACENT TO GRAIG WEN FARM, OFF BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5UB

Description of application

RHYDDHAU AMODAU 6 A 7 - TIRLUNIO, 8 - DRAENIO, 9 - HALOGIAD, 10 - ECOLEG A 11 - BIODDIOGELWCH O CANIATÂD CYNLLUNION APP/H6955/A/19/3221887 / DISCHARGE OF CONDITIONS 6 AND 7 - LANDSCAPING, 8 - DRAINAGE, 9 - CONTAMINATION, 10 - ECOLOGY, AND 11 BIOSECURITY OF PLANNING PERMISSION APP/H6955/A/19/3221887

DECISION

THAT THE DECISION BE SPLIT: THE APPLICATION IS HEREBY IN PART APPROVED AND IN PART REFUSED

Condition 6 – Hard and Soft Landscaping Scheme

I can confirm the following information is hereby **APPROVED**

- Landscaping and Planting Specification (amended July 2021)
- Landscape Plan (Dwg No. 71047:1005 Rev A)
- Additional Landscaping (Dwg No. 71047:1006 Rev A)
- Email from agent received 25th July 2021

Condition 7 – Landscape

I can confirm the following information is hereby **APPROVED**

- Landscaping and Planting Specification (amended July 2021)

Condition 8 – Drainage

I can confirm the following information is hereby **REFUSED**

- Dwg No. 71047:1002 Rev E
- Dwg No. PCC SHW (1:20 Headwall Plan)

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Reasons for REFUSAL

1. In the absence of information to demonstrate connection to the public foul sewer network is not feasible, the proposed foul drainage arrangements conflict with paragraph 6.6.21 of PPW11 and guidance in Circular 008/2018.
2. Insufficient information has been submitted to demonstrate that the proposed foul drainage arrangements would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation. In the absence of this information, the proposal conflicts with policy EC6 of the adopted Wrexham Unitary Development Plan and policies NE1 and NE6 of the draft Wrexham Local Development Plan.

Condition 9 – Contamination

I can confirm the following information is hereby **APPROVED**

- Doc Ref MENV07141/Rep/MH

Condition 10 – European Protected Species

I can confirm the following information is hereby **APPROVED**

- Compensation Area Management Plan dated November 2020
- 1:2500 Location Plan (received 25th July 2021)
- 1:1250 Proposed change to compensation area dated June 2021

Condition 11 – INNS

I can confirm the following information is hereby **APPROVED**

- Compensation Area Management Plan dated November 2020



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

**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**