

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 HORTON APPLETON DEELEY PLANNING AND LANDSCAPE	Code No	ROS P/2023/0036
Agent	APPLETON DEELEY PLANNING AND LANDSCAPE MR DAVID HORTON 564 PENSBY ROAD THINGWALL WIRRAL CH61 7UE	Date Received	11/01/2023
		Decision Date	12/05/2023

Town and Country Planning Act, 1990

Location of application

GAMFORD HOUSE, GAMFORD LANE, ROSSETT, WREXHAM, LL12 0EW

Description of application

ADEILADU 9 ANNEDD AC ADEILAD SWYDDFA / ERECTION OF 9 NO. DWELLINGS AND OFFICE BUILDING

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
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement limits
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The site lies outside of any defined settlement limit and within the open countryside and the development would have a detrimental urbanising impact upon the rural character of the site and its immediate surroundings. The proposal therefore conflicts with policies PS1, GDP1 and H5 of the adopted Wrexham Unitary Development Plan and policies SP2, H7 and EM4 of the draft Wrexham Local Development Plan.
2. Insufficient information has been submitted to demonstrate that the development would not adversely impact upon statutorily protected species.

Applicant	MR DAVID HORTON APPLETON DEELEY PLANNING AND LANDSCAPE	Code Number	ROS P/2023/0036
Agent	APPLETON DEELEY PLANNING AND LANDSCAPE MR DAVID HORTON 564 PENSBY ROAD THINGWALL WIRRAL CH61 7UE	Date Received	11/01/2023
		Decision Date	12/05/2023

In the absence of this information, the proposal conflicts with policy EC6 of the adopted Wrexham Unitary Development Plan and policies SP15 and NE1 of the draft Wrexham Local Development Plan.

3. 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.

4. 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.



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