

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:
08/11/2022
Decision Notice
Sent:
Grid Reference:
E 344604.07
N 341299.79

Applicant	MR STUART HUXLEY	Code No	HAN P /2022 /0808
Agent	DAVID PARKER PLANNING ASSOCIATES MR DAVID PARKER 4 CROESWYLAN LANE OSWESTRY SY10 9PN	Date Received	06/09/2022
		Decision Date	13/06/2023

Town and Country Planning Act, 1990

Location of application

GLEBE HOUSE FARM, HORSEMANS GREEN, WHITCHURCH, SY13 3DY

Description of application

CAIS AMLINELLOL AR GYFER CODI 3 ANNEDD (CADW POB MATER) /
OUTLINE APPLICATION FOR ERECTION OF 3 DWELLINGS (ALL
MATTERS RESERVED)

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

GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.

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2. It is not possible to provide the new development with a safe means of vehicular access and as such the development does not accord with policy GDP1 of the Wrexham Unitary Development Plan or policy DM1 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