

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:
11/01/2023
Decision Notice
Sent:
Grid Reference:
E 333712.73
N 345104.36

Applicant	JH & R MORRIS	Code No	MAR P /2022 /0986
Agent	ROGER PARRY & PARTNERS LLP TUDOR WATKINS 1 BERRIEW STREET WELSHPOOL SY21 7AG	Date Received	03/11/2022
		Decision Date	05/04/2023

Town and Country Planning Act, 1990

Location of application

LAND OPPOSITE EYTON SCHOOL, EYTON, WREXHAM, LL13 0YD

Description of application

CHAI'S AMLINELLOL (POB MATER WEDI'I GADW HEBLAW AM FYNEDIAD) AM 6 ANNEDDAU A FFURFIO O MAES PARCIO YSGOL / OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR 6 DWELLINGS AND FORMATION OF SCHOOL CAR PARK

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

EC12	Development and flood risk
EC13	Surface water run-off
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement Limits
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
PS5	Strategic housing provision
PS8	Transport network
T1	Public transport
T8	Parking

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FW	Future Wales: The National Plan (2040)
PPW	Planning Policy Wales (Edition 11)
TAN 12	Design
TAN 15	Development and Flood Risk
TAN 18	Transport
TAN 5	Nature Conservation and Planning
TAN 6	Planning for Sustainable Rural Communities

Particulars of decision that Outline Planning Permission be REFUSED.

Reason(s)

1. The application proposes unjustified and unsustainable open-market residential development within the open countryside. The proposal is therefore considered to be contrary to the requirements of Parts 3.60, 3.12 and 3.39 of Planning Policy Wales (Edition 11), Policies PS1, PS4 and H5 of the Wrexham Unitary Development Plan, and Policy H7 of the emerging Wrexham Local Development Plan.
2. The proposal would result in the loss of species rich grassland, a Welsh Priority Habitat as per Section 7 of the Environment (Wales) Act. The unmitigated loss of a priority habitat as proposed is contrary to the requirements of Parts 6.4.4, 6.4.5 and 6.4.6 of Planning Policy Wales (Edition 11), Section 7 of the Environment (Wales) Act 2016, Technical Advice Note 5, and Policies PS11 and GDP1 of the Wrexham Unitary Development Plan.
3. The proposed development would lead to increased phosphate inputs entering the freshwater catchment of the River Dee and Bala Lake Special Area of Conservation. A likely significant effect upon the integrity of the SAC cannot therefore be ruled out, contrary to the requirements of Planning Policy Wales (Edition 11), Technical Advice Note 5, Policies PS11, GDP1 and EC6 of the Wrexham Unitary Development Plan, as well as the Environment (Wales) Act 2016 and the Conservation of Habitats and Species Regulations 2017 (as amended).
4. Insufficient information has been submitted to demonstrate the proposed development would not cause a detrimental impact upon highway and pedestrian safety along the B4526 public highway, and that the development would provide adequate pedestrian facilities along and

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across the B4526 public highway. The application is therefore contrary to the requirements of Technical Advice Note 18, Policies T1 and T8 of the Wrexham Unitary Development Plan, and Policies SP11, DM1, T1 and T2 of the emerging Wrexham Local Development Plan.

5. Insufficient information has been submitted to demonstrate that the consequences of any surface water flooding would be acceptable for the development proposed and that it would not give rise to any unacceptable flooding impacts elsewhere. As submitted, the application is therefore contrary to the requirements of Technical Advice Note 15 and Policies EC13 and GDP1 (Criterion i) of the Wrexham Unitary 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