

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	MRS L CLARK	Code No	GRE P/2022/0185
Agent	MR KEVIN SLACK GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Date Received	22/02/2022
		Decision Date	23/06/2022

Town and Country Planning Act, 1990

Location of application

LAND AT QUARRY BROW, GRESFORD, WREXHAM, LL12 8SG

Description of application

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

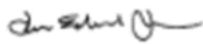
Reason(s)

1. Due to the scale of the proposed dwelling on a restricted site, the development would represent an overdevelopment of the site which would have a detrimental impact upon the character and amenity of the area and adjoining dwellings and therefore conflicts with policies PS2 GDP1a, GDP1f and H2 of the Wrexham Unitary Development Plan and adopted Local Planning Guidance Notes 21 and 30.

2. 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 Policy EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The drawings referred to are those received on 28/2/2022



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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