

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	A WOOLLAM	Code No	ROS P/2022/0521
Agent	ROGER PARRY AND PARTNERS LLP MR RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	31/05/2022
		Decision Date	26/07/2022

Town and Country Planning Act, 1990

Location of application

LAND NORTH OF THE ELMS, DARLAND LANE, ROSSETT, WREXHAM, ,
LL12 0BA

Description of application

CAIS AMLINELLLOL 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:-

EC1	Green Barrier
EC12	Development and flood risk
EC4	Hedgerows, trees and woodland
EC5	Special Landscape Area
EC6	Biodiversity conservation
GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement Limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit and in open countryside and is therefore an inappropriate location for residential development. Furthermore the development will represent an undesirable and harmful

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intrusion into the rural landscape and Green Barrier. As such the proposals do not accord with policies PS1, GDP1, EC1 and H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.39 and 3.60 of Planning Policy Wales.

2. The proposal is defined as highly vulnerable development and the site lies within Flood Zone C2. As such the proposals are at an unacceptable risk of flooding and also potentially give rise to increased flooding risk off-site. The development therefore conflicts with Technical Advice Note 15 paragraph 6.2 and policy EC12 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted to demonstrate vehicle movements from the site. By reason of the constraints of the site and the siting of the proposed access, there would be restricted visibility for vehicles emerging from the site onto a classified road which also serves a public right of way. Public footpath Allington 17 occupies the access road and is narrow with limited safe passage for pedestrians. The development, in light of the information submitted, is not considered to ensure safe pedestrian or vehicular access to and from the development site and in the locality. It would therefore fail to comply with policy GDP1 of the Wrexham UDP (2005).

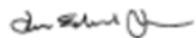
4. Insufficient information has been submitted to demonstrate that the proposal would not result in the loss of, damage to or pressure to the nearest trees to the proposed development site and access road. The proposals therefore conflict with policies GDP1(a) and EC4 of the Wrexham Unitary Development Plan.

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

6. Insufficient information has been submitted to demonstrate that the development will not adversely impact upon statutorily protected species and therefore conflicts with policies GDP1(f) and EC6 of the Wrexham Unitary Development Plan.

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Note(s) to applicant



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