

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:
29/11/2021
Decision Notice
Sent:
Grid Reference:
E 326183.71
N 353387.15

Applicant	MR ALEX PEAKE	Code No	BRY P /2021 /0954
Agent	MR JASON PRITCHARD JP ARCHITECTURE AND DESIGN LTD APPLEBY BRETTON LANE CHESTER CH4 0DX	Date Received	28/09/2021
		Decision Date	15/12/2022

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO CYNEFIN, WESLEY ROAD, BWLCHGWYN, WREXHAM. LL11 5UY

Description of application

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE, LANDSCAPING AND SCALE RESERVED)

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. By virtue of the proposed height of the building and its close proximity to existing dwellings, the development would have a detrimental impact upon the residential amenities of the occupiers of surrounding existing dwellings by way of over dominance, restriction of outlook, and loss of light and privacy, contrary to policies H2 and GDP1 of the Wrexham Unitary Development Plan and amplifying Local Planning Guidance Note No. 21 'Space around Dwellings'.
2. In the absence of accurate plans demonstrating the construction of safe vehicular and pedestrian access points to the site, the proposal could have a negative impact upon highway safety to the detriment of all users of the highway, contrary to Policies H2 and GDP1 of the Wrexham Unitary Development Plan.
3. By virtue of the discharge of waste water from the proposed development to the Five Fords Waste Water Treatment Works, adding phosphorus into the River Dee and Bala Lake Special Area of Conservation (SAC), the proposed development would have a significant detrimental impact upon the SAC, contrary to Policy EC6 of the Wrexham Unitary Development Plan, paragraph 6.4.18 of Planning Policy Wales, Future Wales and TAN5.



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