

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:
03/05/2022
Decision Notice
Sent:
Grid Reference:
E 337341.53
N 358385.23



Applicant	MR A WOOLLAM	Code No	ROS P /2022 /0231
Agent	MR RICHARD CORBETT ROGER PARRY AND PARTNERS LLP THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	24/02/2022
		Decision Date	01/07/2022

Town and Country Planning Act, 1990

Location of application

LAND AT, MILL BROOK CLOSE, LAVISTER, WREXHAM,, LL12 0AX

Description of application

CHAI AMLINELL (CEDWIR POB MATER YN OL) AM HYD AT 7 O ANHEDDAU / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR UP TO 7 DWELLINGS

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

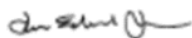
EC1	Green Barriers
EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking

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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The proposal for residential development lies within Green Barrier and Special Landscape Area and does not meet the criteria set out within Wrexham Unitary Development Plan Policies EC1, EC5 and H5 where housing outside settlement limits and within Green Barrier will be allowed. The proposal would encroach into the Green Barrier, eroding its openness, as well as harming the character and appearance of the area, conflicting with UDP Policies EC1, EC5, H5 and PS2. There are no material considerations associated with the application to warrant its approval.
2. The application proposes highly vulnerable development within Flood Zone C2. The proposal conflicts with paragraph 6.2 of TAN 15 and Wrexham Unitary Development Policy EC12.
4. 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.
5. The proposal has not demonstrated that adequate visibility can be achieved at the site access off Mill Brook Close or at the access points off Chester Road serving plots 1 and 2, which would result in unsafe means of vehicular access to and from the development site. The proposal would conflict with UDP Policy GDP1 (d).



Ian Jones

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Interim Chief Officer Planning & Regulatory

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an Orders referred to below, the County
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Authority, hereby determines your
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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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)