

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: 01/09/2021
Decision Notice Sent:
Grid Reference: E 333794.86 N 351211.08



Applicant	WREXHAM COUNTY BOROUGH COUNCIL	Code No	WRA P /2021 /0680
Agent	KEITH O HANLON LAWRAY ARCHITECTS THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	07/07/2021
		Decision Date	25/07/2022

Town and Country Planning Act, 1990

Location of application

LAND OFF WESTMINSTER DRIVE, CHESTER ROAD, WREXHAM, LL12 7AU

Description of application

CAIS AMLINELLLOL AR GYFER YSGOL GYNRADD (CADW YMDDANGOSIAD, TIRLUNIO A GRADDFA) / OUTLINE APPLICATION FOR PRIMARY SCHOOL (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:-

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

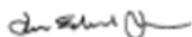
1. The development does not accord with the character of the site or making a positive contribution to the appearance of the locality, does not take account of personal and community safety, does not provide for safe vehicular and pedestrian access to/from the site, does not ensure the safety or amenity of nearby residents, increases the risk of flooding in the locality and the loss of open space adversely impacts upon social and environmental welling and therefore fails to secure sustainable development. The

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development therefore conflicts with policies GDP1 a), b), d), f), i) and k) of the Wrexham Unitary Development Plan.

2. The development is not located in the right location to be easily accessible by modes of transport other than a private car, does not integrate with the surrounding residential areas and will not encourage short journeys being made by walking and cycling and as such conflicts with Planning Policy Wales 11 paragraph 4.1.10

3. The site is an area of open space which has significant amenity and recreational value to a local community, having regard to the acknowledged shortfall of such provision in the Acton and Maesydre Ward. As such the development of the site does not accord with Planning Policy Wales 11 paragraphs 4.5.4 and 4.5.5.



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