

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	MR ANDREW REEVES	Code No	MAE P/2021/1162
Agent	MR ANDREW REEVES WOODCROFT HOLLYBUSH BANGOR ON DEE LL13 0BH	Date Received	29/10/2021 07/02/2022
		Decision Date	

Town and Country Planning Act, 1990

Location of application

CATTLE SHELTER, BURGESS LANE, PENLEY, WREXHAM, LL13 0ND

Description of application

NEWID DEFNYDD TIR O FUARTH AMAETHYDDOL I B8 (CASGLU GWASTRAFF FFERM, STORIO A DOSBARTHU) (OL-WEITHREDOL) / CHANGE OF USE OF LAND FROM AGRICULTURAL YARD TO B8 (FARM WASTE COLLECTION, STORAGE AND DISTRIBUTION) (IN RETROSPECT)

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

E5	Employment in the countryside
E6	Small farm-based or related employment operations
EC13	Surface water run-off
EC3	Agricultural Buildings
EC6	Biodiversity Conservation
GDP1	Development objectives
MW12	Waste management
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The site development is likely to increase the amount of traffic using Burgess Lane. Due to there being inadequate visibility at its junction with the A539, its restricted width and lack of passing places, the development will have a detrimental impact on highway safety. The proposals therefore conflict with policy GDP1(d) of the Wrexham Unitary Development Plan.



**Officer Appointed for this purpose
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