

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:
06/05/2021
Decision Notice
Sent:
08/09/2021
Grid Reference:
E 344604.07
N 341299.79

Applicant	MR STUART HUXLEY	Code No	HAN P /2021 /0234
Agent	MR DAVID PARKER DAVID PARKER ASSOCIATES 4 CROESWYLAN LANE OSWESTRY SY10 9PN	Date Received	21/09/2020
		Decision Date	07/09/2021

Town and Country Planning Act, 1990

Location of application

, GLEBE HOUSE FARM, HORSEMANS GREEN, WHITCHURCH, ,, SY13 3DY

Description of application

CHAI AMLINELL (CEDWIR POB MATER YN OL) AM HYD AT 4 O ANHEDDAU / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR UP TO 4 DWELLINGS

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. There is restricted visibility at the junction of the un-adopted road with the classified highway, which would result in unsafe means of vehicular access onto the highway. The proposal would fail to accord with UDP Policy GDP1(d).
2. The un-adopted road leading to the application site does not allow for the simultaneous passage of vehicles along its entire length, nor is it surfaced.

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The proposal has not demonstrated a safe and convenient vehicular access to the application site, failing to comply with UDP Policy GDP1(d).

3. Insufficient information has been submitted to demonstrate that the proposal 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 Planning Policy Wales and Wrexham UDP Policy EC6.



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