

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 GURJIT MAHAL	Code No	MAE P/2022/0002
Agent	MR PAUL REES HARPER SPERRING ARCHITECTS THE OLD SCHOOL ST JOHNS ROAD DUDLEY DY2 7JT	Date Received	22/12/2021
		Decision Date	06/06/2022

Town and Country Planning Act, 1990

Location of application

LAND EAST OF NAGS HEAD, BETTISFIELD, WREXHAM, SY13 2LJ

Description of application

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

EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

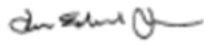
Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to assess the impact that the development will have on statutorily protected species and the Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SSSI and the Fenn's, Whixall, Bettisfield Mosses National Nature Reserve (NNR). In the absence of such information, the development will prejudice the favourable conservation status of that species and designated sites, and therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan.
2. The development does not provide sufficient information regarding the proposed private foul drainage treatment plant under the requirements of Welsh Government Circular 008/2018, and therefore poses a risk to ecology, amenity and public health contrary to policies GDP1(f), EC6 and EC13 of the Wrexham Unitary Development Plan.
3. The site is located in an area remote from public transport and local services, and represents an unsustainable location for new housing development. It is highly likely that the occupiers of the proposed dwellings would be heavily dependent on the private car for most services and facilities, which would be in conflict with Planning Policy Wales and policies GDP1 and PS4 of the Wrexham Unitary Development Plan.
4. Due to inadequate information regarding access visibility, layout, and highway drainage the development will have a detrimental impact upon highway safety in the locality and therefore conflicts with policies GDP1(d) and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans and documents referred to in this decision are:
Harper Sperring Drawing Nos.: 2441/D01, D02, D03 rev. B, D04 rev. B, D05 rev. A, D06, D07 rev. A, D08 & D09 rev. A
Kane Design Drawing No.: 1549/01 rev. P4
HSP Technical Note and supporting appendices
An Ecological Phase 1 Report by Dr. S Bodnar
Tree Solutions Ltd Report
Waterco Hydraulic Modelling Report



Ian Jones

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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