

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:
25/11/2015
Decision Notice
Sent:
28/10/2021
Grid Reference:
E 337577.25
N 341652.31

Applicant	MR D PRICE-JONES	Code No	OVE P /2015 /0739
Agent	ROGER PARRY & PARTNERS LLP MISS CLARE JERMAN 11 SEVERN STREET WELSHPOOL SY21 7AG	Date Received	30/09/2015
		Decision Date	27/10/2021

Town and Country Planning Act, 1990

Location of application

LAND EAST OF, ALDERSIDE, STATION ROAD, OVERTON, WREXHAM,
LL13 0LJ

Description of application

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ALL
MATTERS RESERVED FOR FURTHER APPROVAL APART FROM
ACCESS

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

EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
GDP1	Development objectives
H5	Housing in the countryside
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking

Particulars of decision that Outline Planning Permission be REFUSED

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Reason(s)

1. The development lies outside of the settlement limit and represents an undesirable intrusion of urban development into the rural landscape, a designated Special Landscape Area. The proposals conflict with policies PS1, GDP1, EC5 and H5 of the Wrexham Unitary Development Plan.
2. The development will result in the loss of Best and Most Versatile Agricultural Land and therefore conflicts with policy EC2 of the Wrexham Unitary Development Plan.
3. The development is likely to increase the amount of phosphate in and therefore have a detrimental effect on the River Dee and Bala Lake Special Area of Conservation (SAC) thus conflicting with Policy EC6 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