

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:
15/02/2022
Decision Notice
Sent:
15/02/2022
Grid Reference:
E 337462.38
N 341751.35

Applicant	VIVIEN JONES	Code No	OVE P /2020 /0784
Agent	HDS ARCHITECTURAL SERVICES EMILY LLOYD THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	15/10/2020
		Decision Date	14/02/2022

Town and Country Planning Act, 1990

Location of application

LAND TO THE REAR OF SKEABOST, 6, CHURCH ROAD,
OVERTON, WREXHAM, LL13 0EN

Description of application

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GAREJ / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR A
DWELLING AND GARAGE

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
GDP1	Development objectives

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The development would give rise to increased traffic that would prove harmful to the standard of amenity afforded to the occupiers of No 5 Church Road and Skeabost, No 6 Church Road. The proposal would conflict with Policy GPD1 (f) of the Wrexham Unitary Development Plan.
2. Due to the limited width of the private drive serving the site and restricted visibility onto Church Road, the development will prove detrimental

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to highway safety, thus conflicting with policy GDP1(d) of the Wrexham Unitary Development Plan.

3. The development is likely to increase phosphate levels in the River Dee and Bala Lake Special Area of Conservation (SAC) and therefore has the potential to have a damaging effect on the SAC. The proposals therefore conflict 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