

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	J PRICE	Code No	GWE P/2021/0699
Agent	PETER MILLER MTP TOWN PLANNING LTD 31 PARK ROAD WEST CURZON PARK CHESTER CH4 8BQ	Date Received	13/07/2021
		Decision Date	29/11/2021

Town and Country Planning Act, 1990

Location of application

6, FOX CLOSE, SUMMERHILL, WREXHAM, LL11 4QH

Description of application

NEWID DEFNYDD TIR I DDOMESTIG A FFENS DERFYN (RHANNOL OL-WEITHREDOL) / CHANGE OF USE OF LAND TO DOMESTIC AND BOUNDARY FENCE (PARTLY 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:-

EC6	Biodiversity Conservation
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of the removal of trees and proposed change of use of this land to residential curtilage, has resulted in harm to the Local Wildlife Site. The need for the development does not outweigh the need to safeguard the intrinsic nature conservation value of this Local Wildlife Site. The proposal conflicts with UDP Policies GDP1 and 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