

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:
19/08/2021
Decision Notice
Sent:
01/09/2021
Grid Reference:
E 337341.53
N 358385.23

Applicant	MR A WOOLAM	Code No	ROS P /2021 /0611
Agent	MR RICHARD CORBETT ROGER PARRY AND PARTNERS THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	16/06/2021
		Decision Date	31/08/2021

Town and Country Planning Act, 1990

Location of application

LAND AT MILL BROOK CLOSE, LAVISTER, WREXHAM, LL12 0AX

Description of application

CHAS AMLINELL (CEDWIR POB MATER YN OL) AM HYD AT 7 O ANHEDDAU / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR UP TO 7 DWELLINGS

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

EC1	Green Barriers
EC12	Development and flood risk
EC5	Special Landscape Areas
GDP1	Development objectives
H5	Housing in the countryside
PS2	Development and the environment

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The proposal for residential development lies within Green Barrier and Special Landscape Area and does not meet the criteria set out within UDP Policies EC1, EC5 and H5 where housing outside settlement limits and within

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Green Barrier will be allowed. The proposal would encroach into the Green Barrier, eroding its openness, as well as harming the character and appearance of the area, conflicting with UDP Policies EC1, EC5, H5 and PS2. There are no material considerations associated with the application to warrant its approval.

2. The application proposes highly vulnerable development within Flood Zone C2. The proposal conflicts with paragraph 6.2 of TAN 15 and UDP Policy EC12.

3. The proposal has not demonstrated that adequate visibility can be achieved at the site access off Mill Brook Close or at the access points off Chester Road serving plots 1 and 2, which would result in unsafe means of vehicular access to and from the development site. The proposal would conflict with UDP Policy GDP1 (d).



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