

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

12
Expiry Date:
11/11/2020
Decision Notice
Sent:
30/09/2021
Grid Reference:
E 331465
N 351551

Applicant	LANDBANK MANAGEMENT LIMITED	Code No	BRO P /2020 /0561
Agent	SP PROJECTS LIMITED SIMON HUGHES UNIT 16 MOLD BUSINESS PARK WREXHAM ROAD MOLD CH7 1XP	Date Received	27/07/2020
		Decision Date	29/09/2021

Town and Country Planning Act, 1990

Location of application

DISUSED ACCESS ROAD, OAKFIELD COURT, NEW BROUGHTON, WREXHAM, LL11 6ER

Description of application

CAIS AMLINELLOL (GYDA'R HOLL FATERION WEDI'U CADW) AR GYFER CODI UN ANNEDD AC UNED STORIO / OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR THE ERECTION OF ONE DWELLING AND A STORAGE UNIT

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

E5	Employment in the countryside
EC1	Green barriers
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the Green Barrier and countryside and therefore conflicts with policies GDP1, EC1, H5 and E5 of the Wrexham Unitary Development Plan.
2. The development will have a detrimental impact upon the amenity of occupiers of nearby properties by way of its location and proposed use for commercial storage and therefore conflicts policy GDP1(f) of the Wrexham Unitary Development Plan.
3. Insufficient information has been submitted to assess the impact that the development will have on statutorily protected species. In the absence of such information, the development will prejudice the favourable conservation status of those/those species and therefore conflicts 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