

In pursuance of its powers under the Acts an 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	MRS BRIDGET MCGUIRE	Code No	ESC P/2016/0225
Agent	MR TREVOR MENNEL THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 0EH	Date Received	03/03/2016
		Decision Date	06/06/2016

Town and Country Planning Act, 1990

Location of application

LAND WEST OF BRYN OFFA, FENNANT ROAD, PONCIAU, WREXHAM, LL14 1PL

Description of application

CHANGE OF USE OF LAND TO PROVIDE 2 NO. GYPSY / TRAVELLER PITCHES, ERECTION OF ANCILLARY MOBILE DAY ROOM / AMENITY BUILDING AND CONSTRUCTION OF HARD-STANDING AREA AND ACCESS

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
H9	Gypsy caravan sites
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

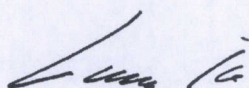
1. The proposed site lies outside defined settlement limits. The applicants have failed to demonstrate that attempts have been made to find suitable sites within existing settlements and consequently the proposed development would form an unacceptable intrusion into open countryside, eroding a green wedge of open land along Fennant Road. To allow the development would therefore be contrary to Wrexham Unitary Development Plan policies PS1 and PS2.
2. A significant proportion of the site is identified as being at risk from surface water flooding as identified on Natural Resources Wales's updated

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flood map for surface water. Without adequate flood mitigation measures the proposed development would be highly vulnerable to flooding and is therefore contrary to Wrexham Unitary Development Plan policy GDP1 (i)

3. The site lies within an environmentally sensitive location within close proximity of Offa's Dyke, a Scheduled Ancient Monument and a designated SSSI/SAC. The proposed development would have an adverse impact upon the setting of Offa Dyke and would result in the loss of terrestrial connective habitat between the designated site and associated great crested newt population. To allow the development would be contrary to Wrexham Unitary Development Plan policy EC11 and GDP1 (h)

4. Fennant road is devoid of a footpath along its nearside edge serving the site. In the absence of adequate footpath provision the proposed development would adversely impact upon pedestrian safety, contrary to Wrexham Unitary Development policy GDP1(d), which requires all new development to ensure safe and convenient pedestrian and vehicular access to and from the site and in the nearby locality.



**Officer Appointed for this purpose
Head of Environment and Planning**

**Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-**

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm