

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:
16/06/2014
Decision Notice
Sent:
05/09/2014
Grid Reference:
E 341554
N 339471



Applicant	R & C HOMES	Code No	MAE P /2014 /0264
Agent	BOWER EDLESTON ARCHITECT MR C BOWEN 65 SWEETBRIAR HALL HOSPITAL STREET NANTWICH CHESHIRE CW5 5RW	Date Received	22/04/2014
		Decision Date	05/09/2014

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF BIG GREEN FARM, ELLESMERE LANE, PENLEY,
WREXHAM, LL13 0LP

Description of application

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (66
DWELLINGS) AND NEW VEHICULAR ACCESS ONTO ELLESMERE LANE

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
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Particulars of decision that Outline Planning Permission be REFUSED

Applicant R & C HOMES

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Agent BOWER EDLESTON
ARCHITECT
MR C BOWEN
65 SWEETBRIAR HALL
HOSPITAL STREET
NANTWICH
CHESHIRE
CW5 5RW

Date Received 22/04/2014

Decision Date 05/09/2014

Reason(s)

1. The site is greenfield outside of any settlement limits and within a Special Landscape Area as defined in the Wrexham Unitary Development Plan. The development would form an illogical extension to the settlement limit away from the principal settlement of Penley, and would be materially detrimental to the countryside, representing an undesirable visual intrusion into the Special Landscape Area. The development would not maintain the existing settlement pattern and would not accord with the character of the site or make a positive contribution to the appearance of the locality. The development therefore conflicts with Policies PS1, PS2, PS3, PS4, GDP1, EC5 and H5 of the Wrexham Unitary Development Plan.

2. The indicative site layout upon which the justification for the number of units proposed (66) is based demonstrates that this site is unsuitable for development to the density indicated. The design fails to successfully integrate the development within its rural surroundings due to the extent of the developed land and by reason of the inwardly facing layout, producing an unattractive form of development and relating poorly to the surrounding area. The development therefore conflicts with Policies PS2 and GDP1 of the Wrexham Unitary Development Plan and the advice contained within TAN 12 - Design.

3. The applicant has not demonstrated as part of the application that the proposal would not cause detriment to the favourable conservation status of the Great Crested Newt. The proposal is therefore contrary to EC6 of the Wrexham Unitary Development Plan, Chapter 5 of Planning Policy Wales (Edition 6) and the guidance contained in Technical Advice Note 5 - Nature Conservation and Planning.

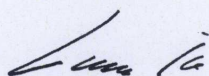
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**Date
Received** 22/04/2014

**Decision
Date** 05/09/2014



Officer Appointed for this purpose
Head of Community Wellbeing and Development, Lambpit Street, Wrexham, LL11 1AR

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