

In pursuance of its | the
 Acts and Orders refe | the
 County Borough C | cal
 Planning Auth | by
 determines your application in
 accordance with the particulars and
 plans comprising the application



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 Expiry Date:
 15/06/2021
 Decision Notice
 Sent:
 08/07/2021
 Grid Reference:
 E 346591
 N 334926

Applicant	MR MYLES CHADWICK	Code No	MAE P /2021 /0366
Agent	SIMON SMITH EN PLAN MISSENDEN BACK LANE BOMERE HEATH SHREWSBURY SY4 3PH	Date Received	09/04/2021
		Decision Date	07/07/2021

Town and Country Planning Act, 1990

Location of application

, LAND ADJACENT TO THE WILLOWS, THE CADNEY, BETTISFIELD,
 WREXHAM,, SY13 2LP

Description of application

CHAS AMLINELL (CEDWIR POB MATER YN OL) AM 1 ANNEDD /
 OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 1 DWELLING

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement limits
T8	Parking

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit and in open countryside and is
 therefore an inappropriate location for residential development. Furthermore
 the development will represent an undesirable and harmful intrusion into the

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rural landscape and Special Landscape Area. As such the proposals do not accord with policies PS1, GDP1, EC5 and H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.39 and 3.60 of Planning Policy Wales

2. insufficient information has been submitted to demonstrate that the development will not give rise to pollution or water and will not adversely impact upon statutorily protected species and therefore conflicts with policies GDP1(f) and EC6 of the Wrexham Unitary Development Plan

Note(s) to applicant



**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