

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

Applicant	MR IAN HUMPHREYS	Code No	ROS P/2020/0819
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	27/11/2020
		Decision Date	01/06/2021

Town and Country Planning Act, 1990

Location of application

WYNONA, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE

Description of application

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING

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

EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development involves highly vulnerable development within a Zone C2 floodplain at risk of flooding and therefore conflicts with policy EC12 of the Wrexham Unitary Development Plan, TAN15 and Welsh Government Advice.
2. The development will have a detrimental impact upon an existing tree covered by a Tree Preservation Order that make a significant contribution to

the visual amenity of the locality. The development is therefore contrary to policy EC4 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are:
H125/001 Existing plans and elevations
H125/002 Existing site and sections
H125/004 A Proposed plans and elevations
H125/005 B Location and site plan
H125/006 Proposed garage
Flood Consequences Assessment April 2021
Heritage Impact Statement October 2020
Design and Access Statement October 2020
Ecological appraisal November 2020

A handwritten signature in black ink, appearing to read 'L. Jones'.

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