

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

|                 |
|-----------------|
| 8               |
| Expiry Date:    |
| 09/04/2021      |
| Decision Notice |
| Sent:           |
| 16/04/2021      |
| Grid Reference: |
| E 348024.34     |
| N 340553.16     |



|                  |                                                                                                                         |                      |                   |
|------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|
| <b>Applicant</b> | MR HUW AUSTIN                                                                                                           | <b>Code No</b>       | BRO P /2021 /0137 |
| <b>Agent</b>     | HALLS HOLDINGS LIMITED<br>MR OLLIE THOMAS<br>HALLS HOLDINGS HOUSE<br>BOWMEN WAY<br>BATTLEFIELD<br>SHREWSBURY<br>SY4 3DR | <b>Date Received</b> | 07/12/2020        |
|                  |                                                                                                                         | <b>Decision Date</b> | 15/04/2021        |

## **Town and Country Planning Act, 1990**

### **Location of application**

HAPPY DAY COACHES, MILL LANE, LITTLE GREEN, BRONINGTON, WREXHAM,, SY13 3HQ

### **Description of application**

DYMCHWEL ADEILAD PRESENNOL A CHAIS AMLINELLOL (POB MATER WEDI'I GADW HEBLAW AM FYNEDIAD) AR GYFER 9 ANNEDDAU / DEMOLITION OF EXISTING BUILDING AND OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR 9 DWELLINGS

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

|      |                                                     |
|------|-----------------------------------------------------|
| CLF6 | Informal recreation - rights of way                 |
| EC13 | Surface water run-off                               |
| EC4  | Hedgerows, Trees and Woodland                       |
| 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                                             |

|                  |                                                                                                                         |                      |                   |
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|                  |                                                                                                                         | <b>Decision Date</b> | 15/04/2021        |

## **Particulars of decision that Outline Planning Permission be REFUSED**

### **Reason(s)**

1. The site is located outside of a settlement limit in a location remote from services and amenities, where there is a presumption against new residential development. The development does not accord with policies PS1 PS2 PS4 and H5 of the Wrexham Unitary Development Plan.

### **Note(s) to applicant**

The plans referred to in this decision are:  
Location Plan  
002b Proposed site layout 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)