

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 EVASON	Code No	MAE P/2020/0379
Agent	MR GEORGE WAKEMAN BERRYS BEECH HOUSE ANCHORAGE AVENUE SHREWSBURY BUSINESS PARK SHREWSBURY SY2 6LG	Date Received	06/03/2020
		Decision Date	06/11/2020

Town and Country Planning Act, 1990

Location of application

CHESHIRE CHEESE, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LU

Description of application

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CONSTRUCTION OF NEW ACCESS ROAD FOR 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
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed driveway will have a detrimental impact upon the rural landscape, including the loss of trees that contribute to the rural character of the area and therefore in turn the proposals will also harm the wider Special Landscape Area, thus conflicting with policies GDP1(a), EC4 and EC5 of the Wrexham Unitary Development Plan.
2. Insufficient information has been submitted to demonstrate that the development can take place without adversely impacting upon statutorily protected species and as such conflicts with policy EC6 of the Wrexham Unitary Development 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