

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 A O JONES	Code No	GWE P /2020 /0151
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	05/03/2020
		Decision Date	30/07/2020

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO, GREENACRES, BOTTOM ROAD, SUMMERHILL, WREXHAM,, LL11 4TR

Description of application

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS

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

H5, PS2, GDP1, CLF5, EC13,

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The proposal for residential development lies outside Gwersyllt settlement limit and does not meet the criteria set out within UDP Policy H5 where housing outside settlement limits will be allowed. The proposal would encroach into open countryside, harming the character and appearance of the area and conflicting with UDP Policies H5, PS2 and GDP1. The proposal is not considered to represent sustainable development as set out in Planning Policy Wales and there are no material considerations associated with the scheme to warrant its approval.
2. The proposal would conflict with UDP Policy CLF5 by virtue of the shortfall in Public Open Space provision associated with the scheme.

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3. It has not been demonstrated that a SuDS scheme compliant with the Statutory Standards can be delivered for the site, therefore it has not been demonstrated that the development can progress without a detrimental impact on flood risk either to the development site or locally. The proposal has not demonstrated compliance with UDP Policy EC13.

4. The proposal would not accord with the character of the area and would make no positive contribution to the appearance of the locality, detrimentally affecting the countryside and landscape/townscape character, conflicting with UDP Policies GDP1 and PS2.



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