

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

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Expiry Date:
11/02/2021
Decision Notice
Sent:
16/03/2021
Grid Reference:
E 342432
N 339472

Applicant	MR P GOULDING	Code No	MAE P /2020 /0801
Agent	ROGER PARRY AND PARTNERS LLP MR RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	10/11/2020
		Decision Date	15/03/2021

Town and Country Planning Act, 1990

Location of application

PARK LANE FARM, PENLEY, WREXHAM, LL13 0LT,,

Description of application

CHAI5 AMLINELL0L (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:-

EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The site is located outside of a settlement limit where there is a presumption against new residential development. The development does

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not accord with policy/policies PS2 GDP1a and H5 of the Wrexham Unitary Development Plan, and Planning Policy Wales 11.

Note(s) to applicant

The plans referred to in this decision are those received on 17/12/2020



**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