

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:
30/12/2020
Decision Notice
Sent:
19/01/2021
Grid Reference:
E 341305.58
N 339361.47



Applicant	MR J SADOWSKI	Code No	MAE P /2020 /0748
Agent	THE PLANNING CONSULTANCY MR M GILBERT BRIDGE FARM SARN MALPAS CHESHIRE SY14 7LN	Date Received	04/11/2020
		Decision Date	19/01/2021

Town and Country Planning Act, 1990

Location of application

, LAND OFF TUDOR DRIVE, PENLEY, WREXHAM, ,,

Description of application

CAIS AMLINELLOL AR GYFER 17 ANNEDD GYDA'R HOU FATERION AC EITHRIO MYNEDIAD AR GADW / OUTLINE APPLICATION FOR UP TO 17 DWELLINGS WITH ALL MATTERS EXCEPT ACCESS RESERVED

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

CLF5	Open space requirements from new residential developments
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
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
T8	Parking

Particulars of decision that Outline Planning Permission be REFUSED

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CONSULTANCY
MR M GILBERT
BRIDGE FARM
SARN
MALPAS
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Reason(s)

1. The development lies outside of the settlement limit and therefore the proposals conflict with policies PS1 and H5 of the Wrexham Unitary Development Plan.
2. The proposals will result in the loss of woodland protected by TPO and will represent and undesirable intrusion of urban development into the rural landscape, a designated Special Landscape Area, therefore conflicting with policies PS2, GDP1(a), EC4 and EC5 of the Wrexham Unitary Development Plan.
3. The development will have a detrimental impact upon local wildlife site no. W420 - Llanerch Panna and Penley Bank and, in the absence of a detailed scheme of mitigation, statutory protected species. As such the proposals conflict 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