

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

|                  |                                                                                                   |                      |                 |
|------------------|---------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | HOMESTEAD DAY NURSERY                                                                             | <b>Code No</b>       | GRE P/2020/0670 |
| <b>Agent</b>     | MR J UNDERWOOD<br>24<br>HEATHFIELD INDUSTRIAL ESTATE<br>STACY BUSHES<br>MILTON KEYNES<br>MK12 6HP | <b>Date Received</b> | 07/10/2020      |
|                  |                                                                                                   | <b>Decision Date</b> | 05/03/2021      |

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

#### **Location of application**

HOMESTEAD NURSERY, OLD WREXHAM ROAD, GRESFORD, WREXHAM, LL12 8TY

#### **Description of application**

ADEILADU YSTAFELL DDOSBARTH / CONSTRUCTION OF CLASSROOM

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

|      |                                 |
|------|---------------------------------|
| EC1  | Green Barriers                  |
| GDP1 | Development objectives          |
| PS2  | Development and the environment |
| T8   | Parking                         |

#### **Particulars of decision that permission be REFUSED**

#### **Reason**

1. By virtue of its siting, scale and design, the development would fail to maintain the openness of the Green Barrier and represent an unacceptable incursion into the landscape, outside of the existing complex of buildings, and have a materially detrimental impact upon the character and appearance of the locality. The development would fail to accord with the character of the site and to allow the development would be contrary to Policies PS2, GDP1 (a) and EC1 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)