

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	LOW CARBON FARMING 2 LTD	Code No	MAR P/2020/0363
Agent	OASTHOUSE VENTURES MRS ELEANOR ROBERTS 8 - 9 SHIP STREET BRIGHTON BN1 1AD	Date Received	13/07/2020
		Decision Date	25/09/2020

Town and Country Planning Act, 1990

Location of application

LAND WEST OF, SESSWICK WAY, MARCHWIEL, WREXHAM, LL13 0TF

Description of application

TY GWYDR GYDA CHYFLEUSTER PACIO A SWYDDFEYDD, CANOLFAN YNNI, GWAITH ADFER A CHRONFEYDD DWR / GLASSHOUSE WITH PACKING FACILITY AND OFFICES, ENERGY CENTRE, RECOVERY PLANT AND RESERVOIRS

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

E5	Employment in the countryside
EC11	Archaeology
EC12	Development and flood risk
EC2	Agricultural Land
EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development lies outside the defined settlement limits and would comprise of major development within the open countryside. To allow the development would be contrary to Policies PS1, PS2 and PS4 of the adopted Wrexham Unitary Development Plan.
2. The proposed development, by virtue of its siting and scale within a visually prominent location would have a significant adverse impact upon the wider landscape. Development in this exposed location would be highly conspicuous and detrimental to the wider visual amenities of the area. It does not make a positive contribution to the appearance of the nearby locality and as such would be contrary to Policies GDP1 (a) and PS2 of the adopted Wrexham Unitary Development Plan.
3. The submitted plans and supporting information fail to demonstrate that there is sufficient capacity within the existing local highway network to accommodate the proposed development. No baseline traffic flows or capacity assessments of the key junctions have been provided. Given the current circumstances new meaningful traffic count data cannot be obtained at this time and without this data and the assessment it is not possible to establish precisely what impact the development will have on the highway network. To allow the development in the absence of this information would have a detrimental impact upon the capacity of the local highway network, contrary to Policy GDP1 (a) of the adopted Wrexham Unitary Development Plan and Welsh Government TAN 18.
4. The application fails to demonstrate that the proposed development would be detrimental to the maintenance of the favourable conservation status of the Great Crested Newt population at this site. Whilst the proposals show an increase in mitigation land there is no information on the mechanism which will be used to ensure its long term management. The future management of mitigation land is fundamental to whether the proposed development will be acceptable. To allow this development without this information would have a detrimental impact, contrary to Policy EC6 of the adopted Wrexham Unitary Development Plan and Welsh Government TAN 5 Nature Conservation and Planning.
5. The application fails to demonstrate that the proposed development mitigates against impact on breeding birds of priority in Wales. Breeding bird surveys were undertaken too late in the season to ensure that all species were accounted for. In addition, no information on lighting is provided which is fundamental to whether the proposed development will have a detrimental impact upon wildlife including European Protected Species such as bats and otter. To allow the development without this information would have a detrimental impact, contrary to Policy EC6 of the adopted Wrexham Unitary Development Plan and Welsh Government TAN 5 Nature Conservation and Planning.
6. The Flood Consequences Assessment does not provide any indication as to what the potential flood depths/velocities could be for the site access. The existing site access is located in Zone C2 and Cefn Road frequently floods in this location with recent incidences of road closures. In the absence of any detailed technical investigations to evaluate the extent of the flood risk at the Cefn Road entrance, the application should not be permitted. To allow

the proposed development in the absence of this information would be contrary to Policy EC12 of the adopted Wrexham Unitary Development Plan and Welsh Government TAN 15 Development and Flood Risk.

A handwritten signature in black ink, appearing to be 'L. J. Jones'.

**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