

In pursuance of its powers under the Acts an 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	MRS L CLARK	Code No	GRE P/2020/0890
Agent	GREENSPACE ARCHITECTS LTD KEVIN SLACK THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Date Received	09/12/2020 15/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

LAND AT QUARRY BROW, GRESFORD, WREXHAM, LL12 8SG, ,

Description of application

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to the scale of the proposed dwelling on a restricted site, the development would represent an overdevelopment of the site which would have a detrimental impact upon the character and amenity of the area and adjoining dwellings and therefore conflicts with policies PS2 GDP1a, GDP1f and H2 of the Wrexham Unitary Development Plan and adopted Local Planning Guidance Notes 21 and 30.

Note(s) to applicant

The drawings referred to in this decision are those received on 7 January 2021

A handwritten signature in black ink, appearing to read '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