

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:
11/03/2019
Decision Notice
Sent:
29/07/2020
Grid Reference:
E 336009.5
N 351603.85

Applicant	BARRATT HOMES AND BLOOR HOMES NORTH WEST AND	Code No	HOL P /2019 /0005
Agent	BARTON WILLMORE MR VINCENT RYAN 18-22 MANCHESTER HOUSE BARTON WILLMORE BRIDGE STREET MANCHESTER M3 3BZ	Date Received	04/01/2019
		Decision Date	27/07/2020

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF, HOLT ROAD, , WREXHAM,, LL13 9SA

Description of application

OUTLINE APPLICATION FOR THE CONSTRUCTION OF UP TO 600 DWELLINGS, WITH ASSOCIATED LANDSCAPING, PUBLIC OPEN SPACE AND ON-SITE INFRASTRUCTURE, WITH ALL MATTERS RESERVED EXCEPT FROM THE NORTHERN SITE ACCESS

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
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
H5	Housing in the countryside
H7	Affordable housing within new developments
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The proposed development lies outside the settlement limit and within a designated green barrier. To allow the development would be contrary to policies PS1, EC1, EC2, H5, MW9, GDP1, GDP2 and CLF5 of the adopted Wrexham Unitary Development Plan.
2. The proposal has failed to apply the sequential test and justify the loss of BMV agricultural land in accordance with the procedure required by PPW 3.54 and 3.55.
3. The proposed development conflicts with PPW10 paragraph 3.21 in failing to consider the impact upon health facilities and the need for further provision to meet increased demand.



**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