

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	MR ROBERT LOUGHLIN	Code No	MAE P/2020/0235
Agent	DMS ARCHITECTURAL AND SURVEYING MR DAVID SELVEY 31 HAIG ROAD HIGHTOWN WREXHAM LL13 7BU	Date Received	06/04/2020 09/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, GLENMORE COTTAGE, HIGHER PENLEY, PENLEY, WREXHAM, , LL13 0NB

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:-

CLF6	Informal recreation - rights of way
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H4	Sub-division of dwellings
H5	Housing in the countryside

Particulars of decision that permission be REFUSED

Reason(s)

1. The cumulative alteration and extensions of existing buildings on the site, by virtue of the resultant design, layout, appearance, associated curtilages as well as increase in hard standing, would represent overdevelopment of the site and would adversely impact on the character and appearance of this open countryside location and surrounding landscape, as

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well as adversely impact on residential amenities of proposed occupants. The proposal would conflict with UDP Policies H3, H4, H5 and GDP1 as well as Local Planning Guidance Notes 03 and 13.

2. Insufficient information has been submitted to assess the impact of the proposal on the hedgerow proposed for re-location along the site frontage. In the absence of this information it has not been demonstrated that the proposal would be achievable without having an adverse impact on the hedgerow or visual amenity of the area. The proposal would conflict with UDP Policy EC6 and GDP1 (a).

3. Insufficient information has been submitted having regard to bat mitigation details as well as the impact of the proposal on Great Crested Newts. In the absence of this information, it has not been demonstrated that the proposal can meet the necessary tests set out in Regulation 44 of the Habitats Regulations in relation to bats and that there would be no adverse impact to Great Crested Newts, both of which are a European Protected Species. The proposal would conflict with UDP Policy EC6.

4. There is restricted visibility at the site access with the A539, which would result in unsafe means of vehicular access onto the highway. The visibility splay to the west appears to cut across third party land, of which, no information has been submitted to demonstrate that the splay is achievable in this respect. The proposal would conflict with UDP Policy GD1 (d).

5. The proposed development would result in an obstruction to Penley Public Footpath 24. No information has been submitted with the application to demonstrate how the footpath would be protected or maintained, conflicting with UDP Policy CLF6.

Note(s) to applicant



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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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