

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:
07/09/2020
Decision Notice
Sent:
17/08/2020
Grid Reference:
E 330235.77
N 339821.58

Applicant	MR TONY EVANS	Code No	CHI P/2020 /0267
Agent	DAVID PARKER PLANNING ASSOCIATES MR DAVID PARKER 4 CROESWYLFA LANE OSWESTRY SY10 9PN	Date Received	29/04/2020
		Decision Date	17/08/2020

Town and Country Planning Act, 1990

Location of application

ADJACENT TO, THE OLD POST OFFICE, HALTON, CHIRK, WREXHAM,,
LL14 5BG

Description of application

DYMCHWEL ADEILAD PRESENNOL A CHAIS AMLINELLLOL (CEDWIR
POB MATER YN ÔL) AR GYFER 1 ANNEDD /
DEMOLITION OF EXISTING BUILDING AND OUTLINE APPLICATION (ALL
MATTERS RESERVED) FOR 1 DWELLING

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

GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement limits
PS3	Brownfield Land
T8	Parking

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit and in open countryside and is therefore an inappropriate and unsustainable location for residential development. As such the proposals do not accord with policies PS1 and

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H5 of the Wrexham Unitary Development Plan, as well as paragraphs 3.35 and 3.56 of Planning Policy Wales.



**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