

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:
15/10/2020
Decision Notice
Sent:
16/10/2020
Grid Reference:
E 337865.15
N 351515.76

Applicant	MR DINO PALETTA	Code No	HOL P /2020 /0466
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	18/08/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

LAND AT, HUGMORE LANE, LLAN Y PWLL, WREXHAM, LL13 9YE

Description of application

CAIS CYNLLUNIO AMLINELLLOL (GYDA'R HOLL FATERION WEDI'U CADW'N ÔL) I GODI DAU ANNEDD AR WAHÂN /
OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED)
TO ERECT TWO DETACHED DWELLINGS

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

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 location for residential development. Furthermore the development will represent an undesirable and harmful intrusion into the rural landscape. As such the proposals do not accord with policies PS1,

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GDP1 and 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