

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:
23/01/2020
Decision Notice
Sent:
22/10/2020
Grid Reference:
E 338611.85
N 349374.49

Applicant	MR ARCHIE GRAHAM PALMER CEFN PARK DEVELOPMENTS LTD	Code No	ISY P /2019 /0877
Agent	J10 PLANNING LTD MR JUSTIN PAUL 1 - 3 UPPER EASTGATE ROW EASTGATE ROW NORTH CHESTER CH1 1LQ	Date Received	28/11/2019
		Decision Date	16/10/2020

Town and Country Planning Act, 1990

Location of application

, LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9RG,

Description of application

OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR
PROPOSED DEVELOPMENT OF LAND FOR B1 LIGHT INDUSTRIAL AND
B2 / B8 INDUSTRIAL UNITS INCLUDING MEANS OF ACCESS AND
LAYOUT, ILLUSTRATIVE STRATEGIC LANDSCAPING, WITH
ECOLOGICAL, HERITAGE AND AMENITY MITIGATION ZONES

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

E4	Employment development within settlements
E5	Employment in the countryside
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

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1. Part of the site lies outside the Wrexham Industrial Estate Settlement Limit and comprises construction of new buildings for employment development. The proposal conflicts with UDP Policy E5. Insufficient information has been submitted with the application to justify the principle of this part of the development outside the settlement limit.
2. The proposal would result in the loss of 7 no. TPO trees and result in harm to 2 no. further trees, conflicting with UDP Policies GDP1, EC4, LPG 17, WCBC Tree and Woodland Strategy, as well as the provisions set out in PPW. The justification put forward for the loss of and harm to these trees is not considered to be sufficient and there are no material considerations associated with the proposal to warrant departing from local plan policy in allowing approval of the proposal on this basis.
3. The application fails to demonstrate that the proposed development would not be detrimental to Great Crested Newts. Insufficient information is contained within the Management Plan to demonstrate that the mitigation area can be created, maintained and managed in perpetuity. The future management of the mitigation area is fundamental to whether the proposed development would be acceptable. To allow this development without this information would have a detrimental impact, contrary to Policies EC6 and GDP1 of the adopted Wrexham Unitary Development Plan, Local Planning Guidance Note 29 and Welsh Government TAN 5 Nature Conservation and Planning.
4. The application site is a designated Local Wildlife Site. Insufficient information has been submitted to demonstrate that the habitats and species at risk within the site, would be improved, enhanced and managed as part of the development proposal. In the absence of this information, it has not been demonstrated that the proposal complies with UDP Policies EC6 and GDP1, Local Planning Guidance Note 29 or TAN 5.

Note(s) to applicant



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PALMER CEFN PARK
DEVELOPMENTS LTD

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MR JUSTIN PAUL
1 - 3
UPPER EASTGATE ROW
EASTGATE ROW NORTH
CHESTER
CH1 1LQ

**Date
Received** 28/11/2019

**Decision
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**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