

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	J C DYKE / KEF PROPERTIES	Code No	RHO P/2019/0598
Agent	DPA LTD MR GARETH EDWARDS SALOP HOUSE 13 SALOP ROAD OSWESTRY SY11 2NR	Date Received	08/08/2019
		Decision Date	30/04/2020

Town and Country Planning Act, 1990

Location of application

EAST OF THE FIRE STATION, LAND AT, GUTTER HILL, JOHNSTOWN, WREXHAM, , LL14 1LT

Description of application

PROPOSED COMMERCIAL / INDUSTRIAL DEVELOPMENT FOR B1 AND B8 USE

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

GDP1, EC6

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development would result in harm to Great Crested Newts, which are a primary feature of the Johnstown Newt Site Special Area of Conservation. No evidence has been submitted with the application to demonstrate that this harm can be prevented or mitigated against and the proposal would conflict with UDP Policies GDP1, EC6 and the provisions set out in TAN 5.
2. The site cannot comfortably accommodate the development proposed which includes provision of the necessary space required for turning and manoeuvring of delivery vehicles into, within and out of the site. The proposal represents overdevelopment of the site and on this basis, it has not been demonstrated that a safe and convenient vehicular access is achievable, resulting in harm to highway safety. The proposal conflicts with UDP Policies GDP1 (a) and (d) as well as the provisions set out in LPG16.

3. Insufficient information has been submitted with the application to demonstrate that the land within the application site can accommodate the development without resulting in instability to the development itself, to its occupants or to the local environment. The proposal would be contrary to paragraphs 6.9.25 and 6.9.26 of Planning Policy Wales.
4. The proposal would result in overbearing impacts sufficient to result in harm to existing levels of residential amenities of neighbouring properties to the east. In the absence of any information submitted to demonstrate that the harm identified can be mitigated or overcome, the proposal is contrary to UDP Policy GDP1.

A handwritten signature in black ink, appearing to read 'L. J. Jones'.

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