

Head of Community Wellbeing and Development
Pennaeth Adran Lles Cymuned a Datblygiad
Lawrence Isted

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Live.



MR DAVID PARKER
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OSWESTRY
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Your Ref/Eich Cyf	
Our Ref/Ein Cyf	ENQ/2014 /0326
Date/Dyddiad	18/11/2014
Ask for/Gofynner am	Sharon Holman
Direct Dial/Rhif Union	01978 298779
E-mail/E-bost	sharon.holman@wrexham.gov.uk

Dear Sir,

Town and Country Planning Act 1990

ERECTION OF TWO DWELLINGS
LAND AT TYN Y CESTYLL ROAD, GLYN CEIRIOG, WREXHAM.

I refer to your enquiry for the above proposal. All information listed below is made based upon the information submitted as part of your enquiry.

National Policy:

Planning Policy Wales

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

Development Plan policies:

Wrexham Unitary Development Plan

Policy GDP1: Development Objectives

Policy H5: Residential Development outside of Settlements

Policy EC5: Special Landscape Area

Policy T8: Parking

Local Planning Guidance Notes:

Local Planning Guidance Note 16: Parking

Local Planning Guidance Note 21: Space around Dwellings.

Community Council contact details:

Mrs Jean Davies (Clerk)
Maes y Coed
Glyn Ceiriog
Wrexham
LL20 7NL

Local Member(s) contact details:

Councillor Mrs J M B Roberts
The Gables, High Street, Glyn
Ceiriog, Llangollen, LL20 7EH
Tel: 01691 718387 Email:
barbara.roberts@wrexham.gov.uk

Validation information:

Planning application forms (x3 copies)

Site location plan (x3 copies)

Block plan (x3 copies)

Elevation and floor plans (x3 copies)

Design and Access Statement (x3 copies)

Arboricultural Impact Assessment (AIA)

Phase 1 Habitat Survey

Constraints (within or close to the site):

Mature trees

Sloping Site

Vehicular access

Requirements for Specialist advice:

An arboricultural specialist will need to be complete to prepare an AIA.

An ecologist will need to carry out the Phase 1 Habitat Survey

A qualified engineer will be required to survey the site and provide accurate cross sections through the site as existing and proposed.

Views of officer:

The site lies adjacent to but outside of the settlement limit of Glyn Ceiriog where in accordance with UDP policies there would be a general presumption **against** it being developed for housing.

Wrexham currently does not have a 5 year land supply as required by Planning Policy Wales and whilst this means that we **may** give consideration to granting permission for development on sites that lie outside of UDP settlement limits, this will very much depend upon the merits of the individual site.

Given the prominent location on Tyn Y Cestyll Hill, the proposed development would not be a logical extension to, or rounding off of, the existing settlement limit. The proposed development would rather be an undesirable visual intrusion into the rural landscape within a special landscape area where both nearby and distant viewpoints are afforded additional protection. The development would also have an over dominant impact upon the existing dwellings below and would likely lead to a loss of privacy to the occupiers of these properties

Finally, the road fronting the site is narrow and lacks pedestrian provision. Erecting dwellings on the site would result in more traffic using the highway which would not be desirable. The alterations required to the site boundary to facilities an access would have a detrimental impact upon the visual amenities of the area, trees and potential ecological habitat.

Given the visual impact upon the landscape, the poor highway infrastructure and potential residential amenity impact, these likely negative outcomes far outweigh the very limited potential to contribute to the 5 year housing land supply. I would not therefore be prepared to support a formal planning application.

Yours faithfully,



Head of Community Wellbeing and Development