

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	MR WILLIAM EVANS	Code No	BRY P/2018/0153
Agent	MR TREVOR MENNEL THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SHROPSHIRE SY3 0EH	Date Received	26/02/2018 06/04/2018
		Decision Date	

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO GRAIG WEN FARM, OFF BRYMBO ROAD,
BWLCHGWYN, WREXHAM, LL11 5UB,

Description of application

CHANGE OF USE OF DISUSED AGRICULTURAL LAND TO RESIDENTIAL
ACCOMMODATION FOR GYPSY AND TRAVELLER SITE (7 NO. PITCHES)

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H9	Gypsy caravan sites

Particulars of decision that permission be REFUSED

Reason(s)

1. The un-adopted road serving the application site is considered to be substandard in width and junction layout to serve as a means of access to further development. Furthermore, there is restricted visibility at the junction of the un-adopted road in both directions, which would result in an unsafe means of vehicular access onto the highway. The proposal would fail to accord with UDP Policy GDP1 (d).
2. The development would be likely to result in a material increase in the volume of traffic using Glascoed Road where inadequate forward visibility is

available, resulting in risk of additional danger to all road users. The proposal would fail to comply with UDP Policy GDP1 (d).

3. Insufficient information and mitigation measures have been submitted with the application to demonstrate the potential impacts of the development on great crested newts. The proposal would fail to comply with UDP Policy EC6, the provisions set out within TAN 5 and the Conservation of Habitats and Species Regulations 2017.

A handwritten signature in black ink, appearing to read 'L. M. G.', is positioned above the official title.

**Officer Appointed for this purpose
Head of Environment and Planning**

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