

Applicant	MR FRANCIS MCGUIRE	Code No	ESC P/2015/0203
Agent	GREEN PLANNING STUDIO LTD MR MATTHEW GREEN UNIT D LUNESDALE UPTON MAGNA BUSINESS PARK UPTON MAGNA SHREWSBURY SY4 4TT	Date Received	24/03/2015
		Decision Date	28/05/2015

Town and Country Planning Act, 1990

Location of application

LAND WEST OF BRYN OFFA, FENNANT ROAD, PONCIAU, WREXHAM, LL14 1PL

Description of application

USE OF LAND FOR 1 NO GYPSY / TRAVELLER PITCH AND ERECTION OF ANCILLARY UTILITY / DAY ROOM

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H9	Gypsy caravan sites
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The use requires the formation of suitable visibility splays at the point of vehicular access, and these splays will either cross land that is not within the control of the applicant, or it involves the loss of a native hedgerow adjacent to Fennant Road. To allow the use with a substandard access would be unacceptable and undesirable as this would be detrimental the safety of all road users including the occupants of the site contrary to Policy GDP1d) of the UDP. Also the provision of splays within the control of the applicant will cause the loss of important ecological habitats and landscape features, and site screening in connection with the use, contrary to Policies GDP1 a) and h) and EC6 of the Wrexham Unitary Development Plan.

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Officer Appointed for this purpose
Head of Community Wellbeing and Development

**Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-**

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm