

In pursuance of its powers under the Acts an 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	MS PENNY STORR WALES AND WEST HOUSING ASSOCIATION LIMITED AND CASTELL HOMES	Code No	GWE P/2016/0694
Agent	AXIS PED MR ANDREW RUSSELL UNIT 11 WELL HOUSE BARNS CHESTER ROAD CHESTER CH4 0DH	Date Received	15/07/2016
		Decision Date	05/09/2016

Town and Country Planning Act, 1990

Location of application

WOODLANDS FARM, DODDS LANE, GWERSYLLT, WREXHAM LL11 4NS

Description of application

DEMOLITION OF EXISTING FARM BUILDINGS, UNDERGROUNDING OF 415 VOLT (LV) OVERHEAD LINE, ERECTION OF 27 NO DWELLINGS WITH ASSOCIATED INFRASTRUCTURE INCLUDING ROADS, SERVICES AND AMENITIES

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

CLF5	Open space requirements from new residential
EC1	developments
EC2	Green Barriers
EC6	Agricultural Land
GDP1	Biodiversity Conservation
H5	Development objectives
H7	Housing in the countryside
H8	Affordable housing within new developments
PS1	Affordable housing on edge of rural settlements
PS2	Settlement limits
T8	Development and the environment
	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit, within a Green Barrier. The development will harm the openness of the Green Barrier as well as representing undesirable intrusion into the countryside that separates

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Gwersyllt and New Rhosrobin thus eroding the distinction between those two settlements. The development is therefore contrary to policies PS1, PS2, EC1 and H5 of the Wrexham Unitary Development Plan.

2. The proposed layout will result in a development that is unattractive, has insufficient and poorly located open space provision and is vulnerable to anti-social behaviour. The proposals therefore conflict with policies GDP1(a) and (b) and CLF5 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted to assess the impact that the development will have on bats. In the absence of such information, the development will prejudice the favourable conservation status of bat species and therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan.

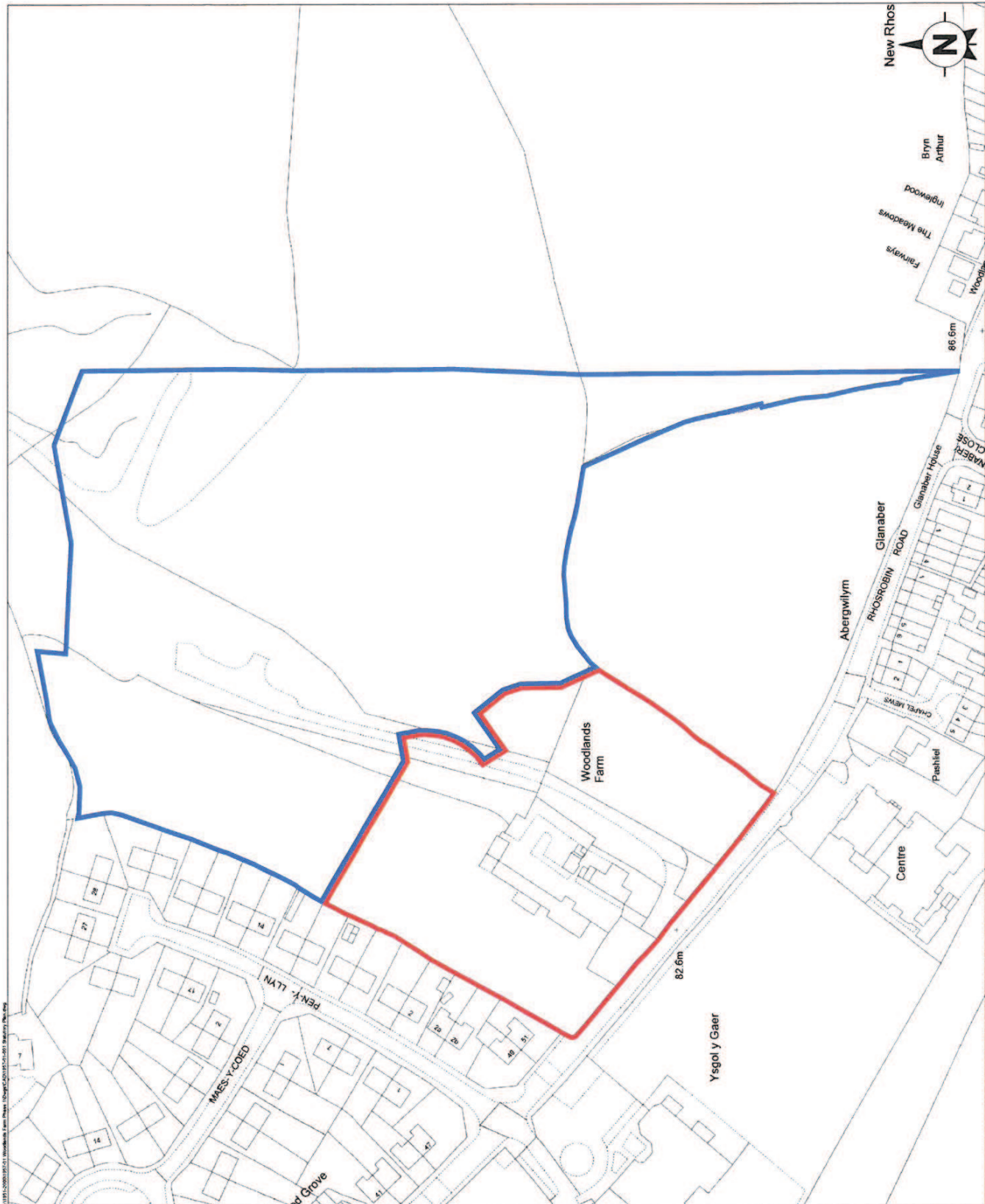
4. Inadequate mitigation proposals have been put forward in respect of Great Crested Newts. The development will therefore adversely impact upon the favourable conservation status of that species and therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan.



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

**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



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Application Boundary
Other land under the ownership or control of the applicant

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Client: ABERDEEN & DISTRICT COUNCIL
Project: Woodlands Farm Planning Scheme
Drawing No: 1957-01-001
Drawing Date: 12/09/2016
Drawing Title: Statutory Plan
Drawing Number: 1957-01-001
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