

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	WELSH TOWN PLANNING AND HOUSING TRUST AND	Code Number	GWE P/2016/0189
Agent	CASSIDY AND ASHTON 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/02/2016
		Decision Date	06/03/2017

Town and Country Planning Act, 1990

Location of application

LAND EAST OF, TAN Y BONT, MAIN ROAD, RHOSROBIN, WREXHAM, , LL11 4RL

Description of application

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 189 DWELLINGS) WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS

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 developments
CLF7	Informal recreation - countryside and water resources
EC1	Green Barriers
EC11	Archaeology
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit and within a Green Barrier. The development will result in the coalescence of Wrexham and Old Rhosrobin and significant harm to the openness of the Green Barrier separating Old Rhosrobin and Pandy. The development is therefore contrary to policies PS1 and EC1 of the Wrexham Unitary Development Plan.

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

**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