

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

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Expiry Date:
11/01/2016
Decision Notice
Sent:
12/01/2016
Grid Reference:
E 332892.39
N 352807.24

3819/3



to WR

Jan - 5 SEP 2016

Applicant	D S HOMES BUILDERS LTD	Code No	GWE P /2015 /0875
Agent	MCCORMICK ARCHITECTURE LTD THE MOORINGS ROWTON BRIDGE ROAD CHRISTLETON CHESTER CHESHIRE CH3 7AE	Date Received	17/11/2015
		Decision Date	30/08/2016

Town and Country Planning Act, 1990

Location of application

PART OF DISMANTLED RAILWAY LAND TO THE REAR OF BRIARSWOOD AND LAND OFF MAIN ROAD, RHOSROBIN, WREXHAM LL11 4YL

Description of application

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT (50 DWELLINGS) WITH ALL DETAILED MATTERS RESERVED FOR FURTHER APPROVAL

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
EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
H7	Affordable housing within new developments
PS1	Settlement limits
PS2	Development and the environment
T10	Walking and cycling route safeguarding
T8	Parking

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Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The site lies outside of a settlement limit, within a Green Barrier and the development of the site will represent an undesirable intrusion into the countryside that separates Old Rhosrobin and New Rhosrobin as well as a coalescence of those two settlements. The development is therefore contrary to policies PS1, PS2 and EC1 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information Enclosed

**Head of Community Wellbeing and Development, Lambpit Street, Wrexham,
LL11 1AR**

**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