

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	GARDENBREEZE LIMITED	Code Number	ISY P/2016/0327
Agent	HOW PLANNING MISS LOUISA FIELDEN 40 PETER STREET MANCHESTER M2 5GP	Date Received	06/04/2016
		Decision Date	06/06/2016

Town and Country Planning Act, 1990
Section 73

Location of application

LAND SOUTH OF RIDLEYWOOD LANE AND EAST OF BRYN LANE,
WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of application

VARIATION TO CONDITION NOS. 2 AND 3 OF PLANNING APPEAL REF NO. APP/H6955/A/12/2188910 TO EXTEND THE TIME LIMITS FOR SUBMISSION OF RESERVED MATTERS APPLICATION AND FOR COMMENCEMENT OF DEVELOPMENT BY A FURTHER 3 AND 5 YEARS RESPECTIVELY

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

CLF6	Informal recreation - rights of way
E3	Large single user employment sites
EC2	Agricultural Land
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The Council consider that as the previous reasons and justification for approving this development no longer exist, which was to facilitate the expansion needs of a specific end user (NDL), the proposal does not accord

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with Wrexham Unitary Development policy E3. The site lies outside the defined settlement limit of Wrexham industrial estate and any development on this site without sufficient justification, would detrimentally affect the countryside and landscape character contrary to Wrexham Unitary Development Plan policies PS1, PS2 and GDP1.



**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