

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:
30/11/2023
Decision Notice
Sent:
Grid Reference:
E 327842.37
N 350472.57

Applicant	MR WILLIAM BROWN	Code No	MIN P /2023 /0690
Agent	MR WILLIAM BROWN	Date Received	18/09/2023
		Decision Date	06/12/2023

Town and Country Planning Act, 1990

Location of application

LAND AT WERN COTTAGE, WERN, BERSHAM, WREXHAM, LL14 4LU

Description of application

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER) /
OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS
RESERVED)

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that Outline Planning Permission be REFUSED

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Reason(s)

1. The proposal represents unjustified and unsustainable new residential development within the open countryside. The development is therefore considered unacceptable in-principle, contrary to the requirements of Policies PS1, PS2, GDP1 and H5 of the Wrexham Unitary Development Plan, Policies SP2, H7 and DM1 of the draft Wrexham Local Development Plan and Planning Policy Wales (Part 3.60).
2. Insufficient information relating to protected species and protected sites has been submitted, and an adverse ecological impact as a result of the development cannot therefore be ruled out. The development is therefore contrary to the requirements of Policies GDP1 and EC6 of the Wrexham Unitary Development Plan, Policies NE1, NE2 and DM1 of the draft Wrexham Local Development Plan, TAN 5 and Planning Policy Wales.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy 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