

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

1
Expiry Date: 24/09/2020
Decision Notice Sent: 08/03/2021
Grid Reference: E 335874.82 N 354601.01



Applicant	NORRIS JONES DEVELOPMENTS LTD	Code No	GRE P /2020 /0354
Agent	ICENI PROJECTS MR CHRIS JONES 68 QUAY STREET MANCHESTER M3 3EJ	Date Received	26/06/2020
		Decision Date	05/03/2021

Town and Country Planning Act, 1990

Location of application

, LAND OFF HILLOCK LANE, GRESFORD, WREXHAM, LL12 8YN,,

Description of application

CAIS AMLINELLOL (GYDA PHOB MATER WEDI'I GADW YN OL AC EITHRIO MYNEDIAD) AR GYFER HYD AT 109 O ANHEDDAU GYDA MYNEDIAD CYSYLLTIEDIG A GWELLIANNAU I'R BRIFFORDD / OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR UP TO 109 DWELLINGS WITH ASSOCIATED ACCESS AND HIGHWAY IMPROVEMENTS

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
CLF6	Informal recreation - rights of way
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
H7	Affordable housing within new developments
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment

Applicant	NORRIS JONES DEVELOPMENTS LTD	Code No	GRE P /2020 /0354
Agent	ICENI PROJECTS MR CHRIS JONES 68 QUAY STREET MANCHESTER M3 3EJ	Date Received	26/06/2020
		Decision Date	05/03/2021

T8 Parking

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The development lies outside of the settlement limit and represents and undesirable intrusion into the rural landscape thus conflicting with policies PS1, PS2, GDP1 and H5 of the Wrexham Unitary Development Plan.
2. The development will result in the loss of Best and Most Versatile Agricultural Land and therefore conflicts with policy EC2 of the Wrexham Unitary Development Plan
3. Hillock Lane to the east of the site access is unsuitable for the increase in vehicular traffic likely to occur as a result of the development due to its width and substandard visibility at the Hillock Lane/Wynnstay Lane junction. The development will pose a danger to all highway users and therefore conflicts with policy GDP1(d) of the Wrexham Unitary Development Plan.

Note(s) to applicant



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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