

Applicant MR BENJAMIN
CONWAY

Reference P/2024/0215

Decision Date 20/08/2024

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2, Parts 6 and 7

Location of Application

PANDY WOOD, PANDY, WREXHAM, LL20 7PD

Description of Application

HYSBYSIAD CYN CODI ADEILAD COEDWIGAETH AR GYFER CADW
PEIRIANNAU / PRIOR NOTIFICATION FOR ERECTION OF FORESTRY
BUILDING FOR STORAGE OF MACHINERY

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN5 – Nature conservation and planning

Wrexham Local Development 2013 – 2028:

SP14 – Natural environment
NE1 – Internationally and nationally designated nature conservation site
NE2 – Local designations for nature conservation and geological importance
NE5 – Special landscape areas

Wrexham County Borough Council hereby REFUSES approval for the siting, design and external appearance of the above mentioned development for the following reason(s):

Reason(s)

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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1. The site is located within the Pandy Valley Wildlife Site and a Special Landscape Area, and is immediately adjacent to the buffer zone for the Pandy Quarry SSSI and within the buffer zone for the River Dee and Bala Lake SAC. Due to the site's sensitive location in respect of nature conservation and protected species, full consideration of the proposed development and its impacts is required through the submission of a Preliminary Ecological Assessment and Protected Species Survey under Policies SP14, NE1, NE2 and NE5 of the Wrexham Local Development Plan.
2. This is the latest of a series of prior approval applications for developments at the site and there is no current felling licence in place. Further justification of the need for an additional building at this time is required.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)