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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Roberts

Reference P/2024/1345

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 20/08/2024

Decision Date 20/09/2024

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

Location of Application

LAND ADJACENT TO ANMOR, STRYT LAS, RHOSLLANERCHRUGOG, WREXHAM, LL14 2HE

Description of Application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL AR GYFER CADW PEIRIANNAU
PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL 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):

TAN 5 - Nature Conservation and Planning
TAN 12 - Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE3 - Trees, Woodlands and Hedgerows
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP6 - Green Wedge

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Wrexham County Borough Council hereby determines that prior approval is required for the siting, design and external appearance of the above mentioned development and that approval for the development is REFUSED for the following reason(s):

Reason(s)

1. No information has been submitted to demonstrate that the protected species of Great Crested Newts are not present on the site nor has a method statement and mitigation plan to avoid capture/killing of these individuals or the long term population impact of the proposed development.

2. An Arboricultural Method Statement, to demonstrate that the important landscape and ecological features of the trees and hedgerows on the boundaries of the site are adequately retained/protected, has not been provided.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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