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 Gareth Roberts

Reference P/2024/1496

Decision Date 16/12/2024

Town and Country Planning Act, 1990

Location of Application

GATES FARM, HOLLY BUSH, BANGOR ON DEE, WREXHAM, LL13 0BH

Description of Application

NEWID DEFNYDD 7 ADEILADAU (AMAETHYDDOL) I DDOSBARTH B2 (DIWYDIANT CYFFREDINOL)
CHANGE OF USE OF 7 BUILDINGS (AGRICULTURAL) TO CLASS B2 (GENERAL INDUSTRY)

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 18 : Transport
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Particulars of decision : REFUSED

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Reason(s)

1. The development site lies outside of a settlement and the conversion of the buildings would involve substantial reconstruction tantamount to the erection of new buildings in the open countryside, contrary to policy EM5 of the Wrexham Local Development Plan.

2. The proposed development would have a harmful urbanising effect on the rural character of the site and its immediate surroundings, therefore conflicting with policy DM1 of the Wrexham Local Development Plan.

3. The proposed change of use has the potential to adversely impact upon adjacent residential amenity in terms of increased noise and disturbance. As such the proposal does not accord with criteria ii) of Policy DM1 of the Wrexham Local Development Plan.

4. The proposed development by virtue of increased activity, noise and light spill would not maintain or enhance the natural, cultural, and historical value of the Maelor Special Landscape Area, and is contrary to Policy SP14 of the Local Development Plan.

5. The site is in an unsustainable location in terms of transport and is not served by public transport or readily or safely accessible on foot, owing to the lack of pavements and street lighting. The proposal does not therefore facilitate increased journeys by more sustainable modes of travel first by walking and cycling, then by public transport and finally by private motor vehicle, contrary to Policy T1 of the Wrexham Local Development Plan. Furthermore, there are no facilities to encourage and promote Active Travel, contrary to Policy T2 of the Wrexham Local Development Plan.

6. Insufficient information has been submitted to demonstrate that the development would not adversely impact upon statutorily protected species. In the absence of this information, the proposal conflicts with Policies SP14 and NE1 of the Wrexham Local Development Plan.

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7. Insufficient information has been submitted to demonstrate that the proposed foul drainage arrangements would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation. In the absence of this information, the proposal conflicts with Policies NE1 and NE6 of the draft Wrexham Local Development Plan.

8. Insufficient information has been submitted to demonstrate that the development would provide adequate provision for the parking and turning of vehicles on site. In the absence of this detail, the development would conflict with Policies DM1 and T1 of the Wrexham Local Development Plan.

9. Access to the site has inadequate visibility in both directions. The development is likely to significantly increase the vehicular movements using the access and would therefore have a detrimental impact on highway safety, thus conflicting with policy DM1 of the Wrexham Local Development Plan.

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