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 G Price

Reference P/2024/1399

Agent Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

Date Received 05/09/2024

Decision Date 21/01/2025

Town and Country Planning Act, 1990

Location of Application

THE BOAT INN, ERBISTOCK, WREXHAM, LL13 0DL

Description of Application

CAIS AMLINELLOL I ADEILADU 6 O UNEDAU GWYLIAU UN LLAWR (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA)
OUTLINE APPLICATION FOR ERECTION OF 6 SINGLE STOREY HOLIDAY LETS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

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 13 : Tourism
TAN 15 : Development, flooding and coastal erosion
TAN 23 : Economic Development
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM5 - Visitor Accommodation Outside Settlement Limits
NE1 - International and National Nature Conservation Designations
NE5 - Special Landscape Areas
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility

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SP12 - Design Principles & Masterplanning Framework
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP16 - Minerals Supply and Safeguarding
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision: REFUSED

Reason(s)

1. A substantial part of the site falls within Flood Zone C2 where highly vulnerable development should not be permitted unless there are overriding reasons to do so. The development would be highly vulnerable development and no overriding reasons have been demonstrated to suggest that the development should be approved. The application is in outline form where details of site layout are not under consideration. The proposal would therefore be at risk of flooding conflicts with policy SP18 of the Wrexham Local Development Plan and TAN15.

2. The site lies outside of any defined Settlement Limit and within the open countryside. The proposed development would be for holiday accommodation that does not fall within any of the permitted types of development outlined in Policy EM5 and there are no overriding reasons to suggest that the development should be approved as a departure to the Development Plan. The principle of development is therefore considered to be unacceptable and to be contrary to Policy EM5 of the Wrexham Local Development Plan.

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

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3. River Dee and Bala Lake Special Area of Conservation is currently failing to meet the revised water quality targets for phosphorus. Insufficient information has been submitted to allow the Local Planning Authority to fully assess the likely impact of foul drainage on water quality and on the integrity of the River Dee and Bala Lake Special Area of Conservation. The proposal is therefore considered to be unacceptable and to be contrary to Policies NE1, NE6 and DM1 (viii) of the Wrexham Local Development Plan.

4. The site lies within the 500m buffer zone for the River Dee and Bala Lake Special Area of Conservation (SAC) and within the 500m buffer zone for the River Dee SSSI and is therefore an ecologically sensitive area. Insufficient information has been provided to demonstrate that the proposal would not be harmful to protected species or the SSSI and SAC, or that there would be irreparable loss of native habitat. The proposal also fails to demonstrate that a Net Benefit to Biodiversity can be achieved at the site. The proposal is therefore considered to be unacceptable and to be contrary to Policies SP14 and NE1 of the Wrexham Local Development Plan and TAN5.

5. The applicant has failed to demonstrate that sufficient levels of off-street parking provision would be provided to cater for the needs of the development, and that this, when combined with the parking needs of the nearby public house and church, would not have an adverse impact on the surrounding highway network from a safety and capacity perspective. The proposal is therefore considered to be unacceptable and to be contrary to Polices T1 and DM1 (vi) of the Wrexham Local Development Plan.

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

Applicant G Price

Agent Peter Miller
23 Fir Tree Avenue,
Chester, United
Kingdom, CH4 7QY

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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