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 Nigel Lloyd

Agent Miss Olivia Forde
10 Hunters Walk,
Canal Street, Chester,
United Kingdom, CH1
4EB

Reference P/2024/1661

Date Received 10/12/2024

Decision Date 17/03/2025

Town and Country Planning Act, 1990

Location of Application

LAND AT GARDEN HOUSE, ERBISTOCK, WREXHAM, LL13 0DL

Description of Application

DYMCHWEL ADEILAD PRESENNOL A CHODI ANNEDD GYDA MYNEDIAD A LLE PARCIO CYSYLLTIEDIG

DEMOLITION OF EXISTING BUILDING AND ERECTION OF DWELLING WITH ASSOCIATED ACCESS AND PARKING

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

Wrexham Local Development 2013 – 2028:

H7 - Housing in the Countryside
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Particulars of decision : REFUSED

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Reason

1. The site lies outside of any recognised settlement limit where the principle of development is generally considered unacceptable under policy SP2 of the Wrexham Local Development Plan (LDP) and the proposal does not comply with any of the criteria set out in LDP policy H7. Further, the site is not located in a sustainable location, being some considerable distance away from a range of services and facilities, which can only be accessed by car. It is not located within or near to an existing settlement within the hierarchy set out in the LDP, and as such does not represent a logical extension to it. The proposal does not therefore comply with national policy regarding the preference for the development of brownfield or previously used land, and is contrary to the aims set out in national Planning Policy Wales.

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