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 Tim Rosselli

Agent Mr Justin Paul
2 Wrexham Road,
Chester, United
Kingdom, CH4 7QR

Reference P/2024/1674

Date Received 12/12/2024

Decision Date 29/04/2025

Town and Country Planning Act, 1990

Location of Application

BRYN Y PYS HOME FARM, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0HG

Description of Application

ADEILADU UNED DDIWYDIANNOL (DOSBARTH B1/B8) GAN GYNNWYS DARPARIAETH BARCIO

ERECTION OF INDUSTRIAL UNIT (CLASS B1/B8) INCLUDING PARKING PROVISION

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

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise
TAN 12 : Design
TAN 18 : Transport
TAN 23 : Economic Development
TAN 12 : Design
TAN 18 : Transport
TAN 23 : Economic Development
TAN 5 : Nature Conservation and Planning

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

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 Tim Rosselli

Reference P/2024/1674

Agent Mr Justin Paul
2 Wrexham Road,
Chester, United
Kingdom, CH4 7QR

Date Received 12/12/2024

Decision Date 29/04/2025

SP14 - Natural Environment
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
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
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

1. The proposed development is not considered to represent an extension to an existing allocated employment site and there is insufficient demand demonstrated for such a development. The proposal is therefore unjustified development representing an unacceptable encroachment into the open countryside which is not supported in principle, being contrary to the criteria contained in Policy SP2 and Policy EM4 of the Local Development Plan, Planning Policy Wales Ed 12 and Technical Advice Notes 6 and 23.

2. By virtue of its siting, scale and form, the proposed development would be visually harmful to the character of the open countryside, contrary to policies DM1 and SP12 of the 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 Mr Tim Rosselli

Agent Mr Justin Paul
2 Wrexham Road,
Chester, United
Kingdom, CH4 7QR

Reference P/2024/1674

Date Received 12/12/2024

Decision Date 29/04/2025



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