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 Roberts

Reference P/2025/0344

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

Date Received 10/04/2025

Decision Date 09/05/2025

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 AT, LLWYNEINION ROAD, LEGACY, RHOSLLANERCHRUGOG, WREXHAM, LL14 4ET

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):

Future Wales – The National Plan 2040
Planning Policy Wales Edition 12
TAN 12: Design

Wrexham Local Development 2013 – 2028:

SP2 – Location of Development
SP12 – Design Principles and Masterplanning Framework
DM1 – Development Management Considerations

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)

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 Roberts

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1. Insufficient evidence has been provided to justify that the building is necessary for the purposes of agriculture.

2. There is insufficient evidence and information about the size and nature of the agricultural holding to allow the proposal to be built in accordance with Part 6 of the Town and Country Planning (General Permitted Development) Order 1995.



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