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 Hendrick Pinchin

Reference P/2024/1261

Decision Date 09/05/2025

Town and Country Planning Act, 1990

Location of Application

LAND OFF, LLEWELYN ROAD, VRON, TANYFRON, WREXHAM, LL11 3LG

Description of Application

NEWID DEFNYDD O AMAETHYDDOL A GOSOD PEDWAR CABAN GLAMPIO (RHANNOL ÔL-WEITHREDOL)/ CHANGE OF USE FROM AGRICULTURAL AND SITING OF FOUR GLAMPING CABINS (PARTLY IN RETROSPECT)

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 18 : Transport
TAN 20 : Planning and the Welsh Language
TAN 23 : Economic Development
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
NE2 - Local Designations for Nature Conservation and Geological Importance
NE3 - Trees, Woodlands and Hedgerows

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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NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
WL1 - Welsh Language and the Social and Cultural Fabric of Communities

Particulars of decision : REFUSED

Reason(s)

1. The site lies within Ancient Woodland. Along with the clearance and development works that have already taken place, the development would result in significant harm to the woodland. Insufficient arboricultural information has been submitted to demonstrate that adequate mitigation could be provided to avoid significant harm and the development is therefore contrary to Policy NE3 of the Wrexham Local Development Plan and Planning Policy Wales 12.

2. The site lies within the Afon Gwenfro Wildlife Site and the proposed development, along with clearance and development works that have taken place, would result in an overall reduction in the conservation value of the area and its individual features that could not be adequately mitigated. The proposed development is therefore contrary to Policy NE2 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 Mr Hendrick Pinchin

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3. The site proposes kitchen, toilet and shower facilities that would result in an increase in foul drainage discharge from the site. The River Gwenfro is a tributary of the River Dee, a designated Special Area of Conservation (SAC) and runs along the northern side of the woodland, within close proximity of the site boundary. The River Dee presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Insufficient information has been submitted in respect of foul drainage. In the absence of this information it is not possible to conclude that the proposed development would not have a significant effect on the SAC. The proposed development is therefore contrary to Policies NE1 and NE6 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