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 Jonathon Williams

Agent Simon Smith
Missenden, Back Lane, Bomere Heath, Nr Shrewsbury, United Kingdom, SY4 3PH

Reference P/2024/1538

Date Received 28/10/2024

Decision Date 22/05/2025

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO GELLI FARM, NANTYR, LLANGOLLEN, LL20 7DL

Description of Application

NEWID DEFNYDD TIR YN SAFLE GWERSYLLA A LLEOLI 3 GABAN GWERSYLLA

CHANGE OF USE OF LAND TO CAMPING SITE AND SITING OF 3 NO CAMPING LODGES

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 5 - Supporting the rural economy
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM5 - Visitor Accommodation Outside Settlement Limits
NE2 - Local Designations for Nature Conservation and Geological Importance
NE4 - Area of Outstanding Natural Beauty
NE6 - Waste Water Treatment and River Water Quality
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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 Jonathon Williams

Reference P/2024/1538

Agent Simon Smith
Missenden, Back
Lane, Bomere Heath,
Nr Shrewsbury, United
Kingdom, SY4 3PH

Date Received 28/10/2024

Decision Date 22/05/2025

Reason(s)

1. Owing to the proposed layout and location of the development, it is considered that the development would have a harmful impact upon the character of the site and wider countryside, contrary to Policy EM5 of the Wrexham Local Development Plan.

2. The application fails to demonstrate that adequate vehicular and pedestrian access can be provided to the site from Plas Nantyr Road. The development would therefore compromise the safe, effective and efficient use of the highway network and have an adverse impact on highway safety. Furthermore, it is considered that the development would create unacceptable levels of traffic generation. The proposal does not accord with Policies DM 1 (vi) andT1 (ii) and (iii) of the Wrexham Local Development Plan, and Technical Advice Note 18.

3. The proposed development would not provide appropriate parking and turning provision within the site and is contrary therefore to Policy T1 of the Wrexham Local Development Plan and to Local Planning Guidance Note 16.

4. It is considered that the development has not been sensitively located to minimise the impact upon the rural landscape and would be harmful to the character of the adjacent AONB, contrary to Policy NE4 of the Wrexham Local Development Plan.

5. The application does not adequately demonstrate that the development would not cause unacceptable harm to trees and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services and is therefore contrary to Policy NE3 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 Jonathon Williams

Reference P/2024/1538

Agent Simon Smith
Missenden, Back
Lane, Bomere Heath,
Nr Shrewsbury, United
Kingdom, SY4 3PH

Date Received 28/10/2024

Decision Date 22/05/2025

6. The application is devoid of any detail relating to Ecology and it is therefore not possible to conclude that there would not be a harmful impact upon nature conservation and/or geological importance of locally designated sites, habitats and species contrary to Policy NE 2 of the Wrexham Local Development Plan.

7. Insufficient detail has been submitted in relation to drainage and the application fails to demonstrate that there would not be an impact upon the River Dee/Bala Lake Special Area of Conservation. As such the proposal does not accord with Policy 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