

In pursuance of its powers under the Acts and 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 BRIAN PIGGOTT

Reference P/2024/1626

Agent MR TECWYN WILLIAMS
TECWYN WILLIAMS-
ARCHITECT
THE OLD BAKEHOUSE
HIGH STREET
FARNDON
CHESTER
CHESHIRE
CH3 6PU

Date Received 21/11/2024

Decision Date 12/06/2025

Town and Country Planning Act, 1990

Location of Application

HUGMORE HOUSE, HUGMORE LANE, LLAN Y PWLL, WREXHAM, LL13 9YE

Description of Application

DYMCHWEL GWEITHDY FFRÂM DDUR PRESENNOL A THRAWSNEWID RHAN
O ADEILAD AMAETHYDDOL YN ANNEDD

DEMOLITION OF EXISTING STEEL FRAMED WORKSHOP AND CONVERSION
OF PART OF AGRICULTURAL BUILDING INTO DWELLING

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

TAN 12 : Design

TAN 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

H9 - Conversion of Buildings Outside of Settlement Limits to Residential Use

NE1 - International and National Nature Conservation Designations

NE2 - Local Designations for Nature Conservation and Geological Importance

NE6 - Waste Water Treatment and River Water Quality

SP14 - Natural Environment

SP19 - Green Infrastructure

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T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

1. The application fails to demonstrate that the building is structurally sound and capable of conversion without extensive alteration, rebuilding or extension and is contrary therefore to criteria (i) of Policy H9 of the Wrexham Local Development Plan.
2. Adequate parking provision is not demonstrated within the application and as such the proposal is contrary to Policies T1 and DM1 (vi) of the Wrexham Local Development Plan and guidance contained in Local Planning Guidance note 16.
3. It has not been demonstrated that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned (GCN) at a favourable conservation status in its natural range and as such the proposal is contrary to Policies SP14, NE 1 and NE 2 of the Wrexham Local Development Plan.
4. The proposed bat mitigation measures are not considered to be appropriate and as such the proposal does not demonstrate there is no detrimental impact to the maintenance of the population concerned at a favourable conservation status in its natural range and is contrary to Policy NE1 of the Wrexham Local Development Plan.

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5. The application has not demonstrated that the development would provide a satisfactory standard of amenity for the occupiers/users of the development itself and is contrary to criteria ii) of Policy DM1 of the Wrexham Local Development Plan.
6. The application is not supported by a Green Infrastructure Statement and is contrary therefore to para 6.2.12 of Planning Policy Wales Ed. 12 (PPW). In addition, it has not been demonstrated that the step-wise approach described at para 6.4.15 of PPW 12 has been applied and furthermore, the development would not provide a net biodiversity benefit and is contrary to para 6.4.16 of PPW 12 and to LDP policy SP14.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)