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 Mark & Laura Roberts

Reference P/2025/0363

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

Date Received 24/04/2025

Decision Date 17/06/2025

Town and Country Planning Act, 1990

Location of Application

LAND OFF BRONWYLFA ROAD, ABEROER, WREXHAM, LL14 4LG

Description of Application

CODI ADEILAD AMAETHYDDOL A GWAITH CYSYLLTIEDIG GAN GYNNWYS CREU MYNEDIAD

ERECTION OF AGRICULTURAL BUILDING AND ASSOCIATED WORKS INCLUDING CREATION OF ACCESS

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 5 : Nature Conservation and Planning
TAN 6 : Planning for Sustainable Rural Communities

Development Plan:

UDP PS1 - The Broad Location Of Development
UDP PS2 - The Broad Location of Development
UDP PS3 - The Broad Location of Development
UDP PS4 - The Broad Location of Development
UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy EC4 - Hedgerows, Trees and Woodland
UDP Policy EC3 - Agricultural Buildings
UDP Policy EC13 - Surface Water Run-off
UDP Policy T8 - Parking

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Particulars of decision : REFUSED

Reason(s)

1. The proposed development would not be located within or form a logical extension to the site of the existing building and agricultural enterprise, and the submitted information does not demonstrate a clear need for the building in this location. The development would therefore not be considered acceptable in principle, being contrary to the Policy EC3 of the Wrexham Unitary Development Plan.

2. The development would be in an isolated position within a small triangle of land separated from the main built development associated with the rural enterprise; it would interrupt views across the landscape and open countryside to the detriment of the character and appearance of the surrounding area and would not be adequately screened by existing vegetation. The proposal is therefore considered to be unacceptable and to be contrary to Policy EC3 of the Wrexham Unitary Development Plan.

3. Insufficient information has been provided with the application to demonstrate whether any habitat has been lost as a result of pre-emptive site clearance and the Green Infrastructure Statement does not clearly set out exactly what GI previously occupied the site and has been/would be affected by the development. Due to insufficient information having been submitted, the Local Planning Authority is unable to determine whether the proposed net benefit to biodiversity measures would be sufficient to enhance and replace what has been lost. The development is therefore considered to be unacceptable and to be contrary to Policy PS11 of the Wrexham Unitary Development Plan and the aims of Planning Policy Wales 12 6.4.16.

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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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