

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 EW AND M JONES
AND SON

Reference P/2021/0701

Agent ROGER PARRY &
PARTNERS LLP MR
RICHARD CORBETT
THE ESTATE OFFICE
20 SALOP ROAD
OSWESTRY
SHROPSHIRE SY11
2NU

Date Received 07/07/2021

Decision Date 26/06/2025

Town and Country Planning Act, 1990

Location of Application

GARREG LLWYD FRONCYSYLLTE LLANGOLLEN LL20 7RY

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD MENTER WLEDIG (CADW POB
MATER YN OL)

OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING
(ALL MATTERS RESERVED)

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

National Policies and Technical Advice Notes (TAN):

TAN5 - Nature conservation and planning
TAN6 - Planning for sustainable rural communities
TAN18 - Transport
TAN24 - The historic environment

Wrexham Local Development 2013 – 2028:

UDP Policy PS11 - Biodiversity
UDP Policy GDP1 - Development Objectives
UDP Policy EC5 - Special Landscape Areas
UDP Policy EC6 - Biodiversity Conservation
UDP Policy EC13 - Surface Water Run-off
UDP Policy H5 - Housing in the Countryside
UDP Policy T8 - Parking

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Particulars of decision: REFUSED

Reason(s)

1. Insufficient justification has been put forward to demonstrate the functional and financial need for a second dwelling/rural enterprise dwelling, the long term viability of the rural enterprise which the dwelling is intended to support, that the existing dwelling could not be adapted to meet the functional needs of the enterprise or that there are no other alternative options for accommodation within close proximity of the site. The development fails to accord with Technical Advisory Note 6 Paragraph 4.4.1 (a) (c) and (d).

Insufficient justification has therefore been put forward to demonstrate an essential need for the erection of a new dwelling in the countryside in support of a rural enterprise. Therefore the development does not accord with policy H7 of the Wrexham Unitary Development Plan.

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](#)