

Applicant MR JOHN DEROSA

Reference P/2024/0035

Decision Date 01/07/2025

Town and Country Planning Act, 1990

Location of Application

LAND AT TALFRYN COTTAGE CHAPEL LANE ERBISTOCK WREXHAM LL13
0DF

Description of Application

CAIS AMLINELLOL I GODI ANNEDD MENTERGARWCH GWLEDIG A GWAITH
CYSYLLTIEDIG (POB MATER WEDI'I GADW YN ÔL)

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

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

National Policies and Technical Advice Notes (TAN):

TAN 5 – Nature conservation and planning
TAN 6 – Planning for sustainable rural communities
TAN12 – Design
TAN 18 – Transport

Development Plan:

PS1 - Broad Location of Development.
PS8 - Transport.
GDP1 - Development Objectives (General Development Principles).
PS11 - Biodiversity.
EC6 - Biodiversity Conservation.
H5 - Housing in the Countryside.
EC14 - Protection of Controlled Waters.

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



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Particulars of decision: REFUSED

Reason(s)

1. Insufficient justification has 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 H5 of the Wrexham Unitary Development Plan and TAN 6.
2. Insufficient justification has been put forward to demonstrate the long term viability of the rural enterprise(s) which the dwelling is intended to support. Therefore the development does not accord with policy H5 of the Wrexham Unitary Development Plan and TAN 6.
3. Insufficient ecological information has been put forward to demonstrate that the proposed development will not have an adverse impact on the integrity of the River Dee and Bala Lake Special Area of Conservation (SAC). Therefore, the proposed development does not accord with policy EC14 of the Wrexham Unitary Development Plan, Planning Policy Wales (Edition 12) and TAN 5.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)