

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 MARK BAKER

Reference P/2021/0059

Agent DAVID CORRAN
DYFRRYN COEDIOG
POOL PARK
RUTHIN
LL15 2LN

Date Received 24/12/2020

Decision Date 04/10/2024

Town and Country Planning Act, 1990

Location of Application

TYDDYN DEDWYDD, FRON DEG, RHOSTYLLEN, WREXHAM, LL14 4ND

Description of Application

TROSI YSGUBOR SEGUR YN 1 ANNEDD/ CONVERSION OF REDUNDANT BARN INTO 1 DWELLING

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport

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

T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Reason(s)

1. The site is located outside of a defined settlement limit where there is a presumption against new residential development. By virtue of its failure to comply with criterion ii. of LDP policy H9, the proposal fails to meet the exceptional circumstances required for new housing in the countryside, and would therefore fail to protect the open countryside from inappropriate housing development, contrary to LDP policies H7 and H9 of the Wrexham Local Development Plan. Overall the very limited benefits of the scheme are insufficient to warrant a departure from the Development Plan when considered in the planning balance.

A handwritten signature in black ink, appearing to read 'DF', located below the reasons section.

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](#)