

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 MICHAEL
ELLISON

Reference P/2024/0339

Decision Date 06/06/2024

Town and Country Planning Act, 1990

Location of Application

THE BARN, COCK BANK FARM, COCK BANK LANE, MARCHWIEL, WREXHAM,
LL13 0SU

Description of Application

CODI GAREJ AR WAHÂN GYDAG ANECS UWCHBEN / ERECTION OF DETACHED
GARAGE WITH ANNEXE ABOVE

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 & Planning
TAN 12 - Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP2 - Location of Development
NE2 - Local Designations for Nature Conservation and Geological Importance

Particulars of decision: REFUSED

Reason(s)

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1. The proposed garage, by virtue of its siting, scale and appearance, is contrary to the requirements of Policy DM1 of the Wrexham Local Development Plan and Local Planning Guidance Notes 3 and 13. As such, the development is not in-keeping with the character of the existing barn conversion and would represent a visual intrusion into the openness of the surrounding rural landscape.
2. Insufficient information has been submitted to demonstrate the development would not cause a harmful impact upon protected species. This is contrary to Policy 9 of Future Wales, the advice contained in Planning Policy Wales (Paragraph 6.4.5, Edition 12) and Policy SP14 of the Wrexham Local Development Plan.
3. Insufficient information to demonstrate the development would provide a net benefit for biodiversity has been submitted. The development is therefore contrary to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024) and Policy 9 of Future Wales: The National Plan 2040.



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.](#)