

Applicant MR TERRY SIMPSON

Reference P/2023/0808

Decision Date 19/03/2025

Town and Country Planning Act, 1990

Location of Application

MAELOR ABATTOIR BEDWELL ROAD CROSS LANES WREXHAM LL13 0TS

Description of Application

LLEOLI DROS DRO 3 CARAFANAU A 3 BLOCIAU PRESWYL (6 POD CYSGU)
(OL-WEITHREDOL)

TEMPORARY SITING OF 3 NO. CARAVANS AND 3 NO. RESIDENTIAL BLOCKS
(6 SLEEPING PODS) (IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

Future Wales: The National Plan 2024;
Planning Policy Wales (Edition 12);
Technical Advisory Note 5: Nature, Conservation & Planning;
Technical Advisory Note 12: Design;
Technical Advisory Note 18: Transport.

Wrexham Local Development 2013 – 2028:

SP2 – Location of Development
SP12 – Design Principles & Masterplanning Framework
SP14 – Natural Environment
SP19 – Green Infrastructure
H7 – Housing in the Countryside
NE1 – International and National Nature Conservation Designations
NE2 – Local Designations for Nature Conservation and Geological Importance
NE6 – Waste Water Treatment and River Water Quality
DM1 – Development management Considerations
T1 – Managing Transport Impacts

Particulars of decision : REFUSED

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Reason(s)

1. The application site is located outside of a recognised settlement limit and in an unsustainable location for residential development. The applicant has failed to justify a departure from the Development Plan, or that the residential development is reasonable and necessary to support the existing commercial business. Therefore, the development fails to accord with the requirements of Policy SP2 of the Wrexham LDP and Planning Policy Wales 12.
2. The proposal would result in unacceptable standards of amenity for future residents due to the poor design and proximity to the wider commercial use of the site. Therefore, as the development would fail to comply with the minimum amenity standards expected to be achieved for residential developments, the proposal would be contrary to the requirements of Policy DM1 (ii) of the LDP and LPGN 21.
3. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels which would be harmful to the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal is therefore contrary to Planning Policy Wales and Policies NE1 and NE6 of the Wrexham Unitary Development Plan. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.
4. The applicant has failed to demonstrate that NBB could be achieved across the site. Furthermore, the application is not accompanied by a Green Infrastructure Statement and fails to demonstrate how the step-wise approach has been applied. Therefore, the proposal fails to demonstrate that there would be no adverse harm to the natural environment and local biodiversity, contrary to the requirements of Policies SP14 and SP19 of the Wrexham LDP, LPGN32 and with PPW12 and TAN5. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.

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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5. The development is considered to be of a very low quality design, which would be visually harmful to its surroundings and entirely inappropriate for its location and setting, resulting in harm to the locality and the character of the area. As such, the proposal would be at odds with the requirements of Policies DM1 (i) and SP12 of the Wrexham LDP, TAN 5 and PPW12.

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

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](#)