

Applicant P KENNAWAY

Agent OSIAN HUGHES

Reference P/2023/0698

Decision Date 04/07/2024

Town and Country Planning Act, 1990

Location of Application

PLAS NANTYR, PLAS NANTYR ROAD, NANTYR, GLYN CEIRIOG, WREXHAM, LL20 7DD

Description of Application

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CHANGE OF USE OF OUTBUILDING TO STAFF ACCOMMODATION

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

National Policies and Technical Advice Notes (TAN):

TAN 12: Design
TAN 18: Transport
TAN 5: Nature Conservation and Planning
TAN 6: Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
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
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts
H9 - Conversion of Buildings Outside of Settlement Limits to Residential Use

Particulars of decision : REFUSED

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Reason(s)

1. The proposed works to the existing building are of a significant scale and extent, and would be tantamount to the provision of a new dwelling house within the open countryside. The proposal is therefore in conflict with the Council's adopted policies on siting new residential development outside of settlement limits, and the application is contrary to the requirements of Policies SP2 and H9 of the Local Development Plan, Part 3.60 of Planning Policy Wales (Edition 12, 2024) and TAN 23.
2. The proposal, by virtue of its unsympathetic design and incorporation of incongruous design features such as a dormer, inappropriate external materials and a large patio, would cause a negative visual impact upon the character and qualities of the application site and its rural surroundings. As such, the proposal is contrary to the requirements of Policies SP12, DM1 and H9 of the Local Development Plan, TAN 12 and Local Planning Guidance Notes 03, 07 and 30.
3. The proposal does not include sufficient on-site parking for cars and bicycles in an unsustainable location, and is thus contrary to the requirements of LPGN 16 (Parking Standards).
4. Insufficient information has been submitted to demonstrate that the development would be served by an adequate means of foul drainage which would not cause an adverse impact upon the surrounding water environment. As such, a likely significant effect upon the integrity of the River Dee and Bala Lake SAC by way of increased phosphate inputs cannot be ruled out and the application is contrary to the requirements of Policies SP14, NE1 and NE6 of the Wrexham LDP and TAN 5.

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. Insufficient information has been submitted to enable the Local Planning Authority to fully assess impacts upon green infrastructure and to demonstrate that the development would result in a net benefit for biodiversity on the site. The application is therefore in conflict with the requirements of Policies SP14 and SP19 of the Wrexham LDP, LPGN 32 and Chapter 6 of Planning Policy Wales (Edition 12, 2024).

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

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](#)