

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	MS ALISON DYGNAS	Code No	MAE P/2023/0797
Agent	MR ADRIAN FARMER BUG GREEN FARM ELLESMERE LANE PENLEY WREXHAM LL13 0LP	Date Received	01/11/2023
		Decision Date	07/03/2024

Town and Country Planning Act, 1990

Location of application

PENLEY MILL HOUSE, LION LANE, PENLEY, WREXHAM, LL13 0LY

Description of application

LLEOLI CARAFÁN SEFYDLOG AR GYFER GOFALWR / SITING OF STATIC CARAVAN FOR CARER

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
H7	Housing in the Countryside
NE6	Waste Water Treatment and River Water Quality
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment
SP18	Climate Change
SP2	Location of Development
NE5	Special Landscape Areas

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal fails to demonstrate compliance with Policy H7 of the Wrexham Local Development Plan and the principle of unjustified residential development in the open countryside is therefore not acceptable.
2. The proposal represents an unacceptable visual intrusion into the rural character of the open countryside and Special Landscape Area, contrary to the requirements of Policies NE5 and DM1 of the Wrexham Local Development Plan.

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3. The proposed development does not adequately demonstrate that there would be no likely significant effect upon the River Dee and Bala Lake Special Area of Conservation as a result of foul drainage, and is therefore contrary to the requirements of Policies NE1 and NE6 of the Wrexham Local Development Plan.
4. The application proposes an intensified highly vulnerable use within a C2 Flood Zone and within Zone 3 of the Flood Map for Planning. The proposals are therefore contrary to the requirements of TAN 15 and Policies DM1 and SP18 of the adopted Wrexham Local Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm