

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 SAM SHEADY	Code No	CHI P/2022/0798
Agent	TREVOR MENNELL TREVOR MENNELL PLANNING THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 0EH	Date Received	02/09/2022
		Decision Date	16/01/2024

Town and Country Planning Act, 1990

Location of application

RIVERSIDE STUD, RIVERSIDE, NEWBRIDGE ROAD, NEWBRIDGE, WREXHAM, LL14 3JE

Description of application

ANNEDD SY'N GYSYLLTIEDIG A BUSNES GRE MARCHNAGOL / DWELLING CONNECTED WITH EQUESTRIAN STUD BUSINESS

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
NE1	International and National Nature Conservation Designations
NE2	Local Designations for Nature Conservation and Geological Importance
NE3	Trees, Woodlands and Hedgerows
NE5	Special Landscape Areas
NE6	Waste Water Treatment and River Water Quality
SP1	Housing Provision
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment
SP15	Historic and Cultural Environment
SP2	Location of Development
T1	Managing Transport Impacts
PPW	Planning Policy Wales (Edition 11)
FW	Future Wales: The National Plan 2040
TAN 12	Design
TAN 2	Planning and Affordable Housing
TAN 6	Planning for Sustainable Rural Communities

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Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to justify the creation of a new residential unit within the open countryside. The functional requirement for a full-time worker to be resident on-site has not been demonstrated sufficiently, the financial performance and future viability of the enterprise has not been proven, and a lack of alternative appropriate accommodation within the application site's vicinity has not been shown. The application is therefore contrary to the requirements of TAN 6, the TAN 6 Practice Guidance for Rural Enterprise Dwellings, Part 3.60 of Planning Policy Wales (Edition 11), Policy H7 of the adopted Wrexham Local Development Plan and Wrexham Local Planning Guidance Note 02.
2. Insufficient information has been submitted to demonstrate the proposal would not cause a likely significant effect upon the River Dee and Bala Lake SAC by way of increased phosphate inputs. Therefore a likely significant effect upon the integrity of the SAC cannot be ruled out, contrary to the requirements of Planning Policy Wales (Edition 11), Technical Advice Note 5 and Policies SP14, DM1, NE1 and NE6 of the adopted Wrexham Local Development Plan.
3. The dwelling is of an inappropriate design which fails to respond to the rural context of the surrounding area and would have the potential to cause an adverse landscape visual impact within the Upper Dee Valley and Woodlands Special Landscape Area. The development is therefore contrary to the requirements of Policies NE5, SP14 and DM1 (Criterion i) of the adopted Wrexham Local Development Plan.



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

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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.