

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 AND MRS
TOMLINSON

Reference P/2023/0093

Agent MRS OLIVIA STARKEY
OS RURAL PLANNING
AND DEVELOPMENT
ORCHARD COTTAGE
TOWN FARM LANE
NORLEY
NORTHWICH
WA6 8NH

Decision Date 10/07/2024

Town and Country Planning Act, 1990

Location of Application

LOWER PARKS FARM, PARKSIDE, ROSSETT, WREXHAM, LL12 0BN

Description of Application

CODI ANNEDD GWEITHWYR AMAETHYDDOL

ERECTION OF AN AGRICULTURAL WORKER'S DWELLING

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 4 - Supporting Rural Communities

Future Wales Policy 5 - Supporting the rural economy

TAN 12 : Design

TAN 18 : Transport

TAN 23 : Economic Development

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

MW5 - Sustainable Waste Management

NE1 - International and National Nature Conservation Designations

NE3 - Trees, Woodlands and Hedgerows

NE6 - Waste Water Treatment and River Water Quality

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SP1 - Housing Provision
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

Reason(s)

1. Insufficient information has been submitted to justify the creation of a new residential unit within the open countryside, with the requirements of the 'Other Dwelling Test' as outlined within TAN 6 having not been fully met. 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 12, 2024), 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 integrity of 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 Policies SP14, NE1 and NE6 of the adopted Wrexham Local Development Plan, TAN 5 and Chapter 6 of Planning Policy Wales (Edition 12, 2024).

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A handwritten signature in black ink, appearing to be 'DF' or similar initials.

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](#)