

In pursuance of its powers under the Acts
an 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	HOSELEY FARMS	Code No	ISY P/2021/0729
Agent	MR RICHARD CORBETT ROGER PARRY AND PARTNERS LLP ROGER PARRY AND PARTNERS THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	20/07/2021
		Decision Date	25/07/2023

Town and Country Planning Act, 1990

Location of application

TORRIAD FARM, BOWLING BANK, WREXHAM, , LL13 9RT

Description of application

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ERECTION OF RURAL ENTERPRISE DWELLING AND ASSOCIATED
WORKS

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the Countryside
PS1	Settlement limits
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development would have a detrimental impact upon the rural landscape and therefore conflicts with policy GDP1 (a) and PS2 of the Wrexham Unitary Development Plan and DM1 (i) of the draft Wrexham Local Development Plan.
2. Insufficient justification has been put forward to demonstrate the long term financial viability of the rural enterprise. Therefore the development does not accord with Technical Advisory Note 6 Paragraph 4.4.1 (c), policy H5 of the Wrexham Unitary Development Plan and policy H7 of the draft Wrexham Local Development Plan.

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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