

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 THOMAS EVANS	Code No	CEF P/2022/0774
Agent	FIRST CITY LTD MR CHRISTOPHER BYWATER 19 WATERLOO ROAD BREWOOD WOLVERHAMPTON WV1 4DY	Date Received	16/08/2022
		Decision Date	05/04/2023

Town and Country Planning Act, 1990

Location of application

LAND TO THE REAR OF POPLAR HOUSE, BOWERS ROAD, ACREFAIR, WREXHAM, LL14 3TL

Description of application

NEWID DEFNYDD I'W DDEFNYDDIO AR GYFER MARCHOGAETH, CODI DAU FLOC STABL A DEFNYDDIO MYNEDIAD / CHANGE OF USE OF LAND TO EQUESTRIAN USE, ERECTION OF TWO STABLE BLOCKS AND USE OF ACCESS

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
PPW	Planning Policy Wales Edition 11

Particulars of decision that permission be REFUSED

Reason(s)

1. Due to positioning of the stable blocks the development will have a detrimental impact upon the rural landscape and therefore conflicts with policies GDP1(a) and PS2 of the Wrexham Unitary Development Plan and policies SP12, SP14 and DM1(a) of Wrexham Local Development Plan.

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2. Insufficient information has been submitted to assess the impact that the development will have on statutorily protected species. In the absence of such information, the development has the potential to adversely impact upon statutory protected species and therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan and policies SP15 and NE1 of the Wrexham Local Development Plan.
3. Insufficient information has been submitted to demonstrate that the development would not adversely impact upon hedgerow material, understorey species and individual trees. In the absence of this information, the development conflicts with policy EC4 of the Wrexham Unitary Development Plan and policy NE3 of the Wrexham Local Development Plan.
4. In the absence of a coal mining risk assessment report or equivalent, the development conflicts with Planning Policy Wales Paragraph 6.9.27, policy GDP1(f) of the Wrexham Unitary Development Plan and policy DM1 (I) of the 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