

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	HARMIN AGRICULTURE LTD	Code No	ERB P/2023/0429
Agent	PHILIP MOREN PLANNING MR PHILIP MOREN 11 BISHOPS WALK LLANGOLLEN LL20 8RZ	Date Received	26/06/2023
		Decision Date	18/07/2023

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order
1995 Schedule 2, Parts 6 and 7

Location of application

LAND SOUTH WEST OF TOP FARM, ERBISTOCK, WREXHAM, LL13 0DG

Description of application

HYSBYSIAD CYN CODI ADEILAD AMAETHYDDOL/PRIOR NOTIFICATION FOR AGRICUTURAL BUILDING.

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

Wrexham County Borough Council hereby REFUSES approval for the siting, design and external appearance of the above mentioned development for the following reason(s):

Reason(s)

1. The development requires planning permission it fails to comply with criteria (g) as set out in Schedule 2, Part 6, Class A1 of the Town and Country Planning (General Permitted Development) Order 1995, due to being within 25 metres of a classified road.
2. Due to its isolated position away from any established farm complex the development will have a detrimental impact upon the rural landscape and therefore conflicts with policies GDP1 and EC3 of the Wrexham Unitary 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