

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 C WORRAL, AVIAGEN TURKEYS LTD	Code No	LLA P/2023/0044
Agent	MR DAVID LAMB PLATT WHITE PARTNERSHIP 94 BOUGHTON CHESTER CH3 5AQ	Date Received	05/12/2022
		Decision Date	17/04/2023

Town and Country Planning Act, 1990

Location of application

THREE FIELDS FARM, RACKERY LANE, LLAY, WREXHAM, LL12 0PB

Description of application

CODI ADEILAD GWEITHWYR AMAETHYDDOL / ERECTION OF AGRICULTURAL WORKERS DWELLING

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

EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development Objectives
H5	Housing in the Countryside
PS1	Settlement Limits
PS11	Biodiversity
PS2	Development and The Environment
PS3	Brownfield Land
PS4	Settlement Pattern
PS5	Strategic Housing Provision
PS8	Transport Network
T1	Public Transport
T8	Parking
T9	Walking and Cycling Routes
FW	Future Wales: The National Plan (2040)
PPW	Planning Policy Wales (Edition 11)
TAN 11	Noise
TAN 12	Design
TAN 18	Transport
TAN 2	Planning and Affordable Housing
TAN 5	Nature Conservation and Planning

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TAN 6 Planning for Sustainable Rural Communities

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, the financial performance and 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 H5 of the Wrexham Unitary Development Plan (as extended) and Policy H7 of the emerging Wrexham Local Development Plan.
2. The proposed development would lead to increased phosphate inputs entering the freshwater catchment of the River Dee and Bala Lake Special Area of Conservation. 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, Policies PS11, GDP1 and EC6 of the Wrexham Unitary Development Plan, as well as the Environment (Wales) Act 2016 and the Conservation of Habitats and Species Regulations 2017 (as amended).



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