

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	A PUGHE	Code	CEI P /2021 /0972
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Number Date Received	30/09/2021
		Decision Date	17/11/2021

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

Location of application

PONT Y MEIBION BARN, ACCESS ROAD TO CWM CLWYD, PANDY,
LLANGOLLEN, WREXHAM, LL20 7HS

Description of application

CYMERADWYO BLAENOROL CODI ADEILAD AMAETHYDDOL/PRIOR
APPROVAL FOR ERECTION OF AGRICULTURAL BUILDING

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

EC12	Development and flood risk
EC13	Surface water run-off
EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives

Wrexham County Borough Council hereby determines that prior approval is required for the siting, design and external appearance of the above mentioned development and that approval for the development is REFUSED for the following reason(s):

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Reason(s)

1. The building would be detached from the main farm complex and located on parcel of land which would be prominent in the rural landscape which is designated as a Special Landscape Area. The siting of the building will likely prove harmful to the appearance of the rural landscape and therefore the proposals do not accord with policies GDP1 and EC5 of the Wrexham Unitary Development Plan.
2. The site lies within zone 2 and zone 3 of the Flood Map for Planning as referred to by Technical Advice Note 15. Due to insufficient information being submitted the proposals may result in an unacceptable risk of flooding and also potentially give rise to increase flooding risk off-site. The development therefore conflicts with Technical Advice Note 15 paragraph 6.2 and policy EC12 of the Wrexham Unitary Development Plan.
3. Insufficient information has been submitted to demonstrate that the proposed development would not result in an unacceptable impact upon the setting of the adjacent listed bridge (Pont y Meibion). The proposal is contrary to policy EC9 of the Wrexham Unitary Development Plan.
4. Insufficient information has been submitted to demonstrate that the proposed development would not result in an unacceptable impact to protected species and sites. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.
5. Insufficient information has been submitted to demonstrate that the proposal would not result in the loss of, damage to or pressure to the nearest trees to the proposed building and access drive. The proposals therefore conflict with policies GDP1(a) and EC4 of the Wrexham Unitary Development Plan.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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