

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	MRS SHEILA GRIFFITHS	Code No	OVE P/2021/0862
Agent	MR BEN PARRY BROWNS OF WEM LTD FOUR LANE ENDS WEM SHROPSHIRE SY4 5UQ	Date Received	20/07/2021
		Decision Date	17/11/2021

Town and Country Planning Act, 1990

Location of application

MUSLEY FARM, MUSLEY LANE, OVERTON, WREXHAM, LL13 0LB

Description of application

CYFLEUSTER STORIO A LLES AT DDIBENION CEFFYLAU / STORAGE AND WELFARE FACILITY FOR EQUESTRIAN PURPOSES

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
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of its scale and appearance, is excessive for its required purpose and use. The justification submitted in support of the proposal does not demonstrate that there is a substantive need for a building of this type in this countryside location. The proposal conflicts with UDP Policies PS2 and GDP1.
2. Insufficient information has been submitted with the application to demonstrate that the proposal would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation. The proposal would conflict with UDP Policy EC6.



**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