

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 SAM SHEADY	Code No	CHI P/2021/0176
Agent	TREVOR MENNELL THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 0EH	Date Received	22/10/2020 03/09/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, RIVERSIDE STUD, RIVERSIDE LANE, NEWBRIDGE ROAD,
NEWBRIDGE, WREXHAM, LL14 3JE

Description of application

ANNEDD SY'N GYSYLLTIEDIG A BUSNES GRE MARCHOGOL /
DWELLING CONNECTED WITH EQUESTRIAN STUD BUSINESS

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal constitutes the erection of a new dwelling outside an established settlement without sufficient justification on the grounds of essential need for a dwelling to be erected on the site to accommodate a rural enterprise worker. It has also not been demonstrated that the enterprise is likely to be viable and that there are no other suitable alternative means of provided residential accommodation for a rural enterprise worker. The proposals therefore conflict with policies PS1 and H5 of the Wrexham Unitary

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREF a»/«APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»

Development Plan as well as advice contained in Technical Advice Note 6: Planning for Sustainable Rural Communities.

2. The dwelling is detached from the main farm complex and located on elevated ground making it prominent in the rural landscape. The siting of the dwelling will consequently prove harmful to the appearance of the rural landscape and therefore the proposals do not accord with policies GDP1 and H5 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.

4. Insufficient information has been submitted to demonstrate that the proposal would not result in the loss of, damage to or pressure to the nearest mature tree to the proposed dwelling that is considered to make an important contribution to the appearance of the site and wider rural landscape. The proposals therefore conflict with policies GDP1(a) and EC4 of the Wrexham Unitary Development Plan.

Note(s) to applicant



**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