

In pursuance of its powers under the Acts an 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	E & J MORRIS	Code No	GLY P/2015/0810
Agent	ROGER PARRY & PARTNERS LLP MR RICHARD CORBETT THE ESTATE OFFICE 20 SALOP ROAD OSWESTRY SHROPSHIRE SY11 2NU	Date Received	27/10/2015
		Decision Date	07/03/2016

Town and Country Planning Act, 1990

Location of application

CAE MOR, LLWYN MAWR, PONTFADOG, LLANGOLLEN, WREXHAM,
LL20 7BE

Description of application

ERECTION OF FREE RANGE EGG PRODUCTION UNIT (16,000 BIRDS)
INCLUDING SILOS AND ASSOCIATED WORKS (INCLUDING GROUND
LEVEL ALTERATIONS AND ALTERATIONS TO EXISTING VEHICULAR
ACCESS

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

EC13	Surface water run-off
EC14	Protection of controlled waters
EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Notwithstanding the agricultural purpose of the proposed building, insufficient information has been submitted to justify the exceptional need for such a large scale isolated building at this particular location, which will be located on an exposed area of sloping land, which is within a Special Landscape Area which is described to be scenic and tranquil. To allow the

Applicant E & J MORRIS

Code No GLY P/2015/0810

Agent ROGER PARRY & PARTNERS LLP
MR RICHARD CORBETT
THE ESTATE OFFICE
20 SALOP ROAD
OSWESTRY
SHROPSHIRE
SY11 2NU

Date Received 27/10/2015

Decision Date 07/03/2016

development will cause long term detrimental visual harm to the character area, contrary to Policies EC3 and EC5 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm