

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 IFOR EDWARDS	Code No	BRN P/2020/0847
Agent	BA CONSTRUCTION SERVICES MR MIKE BARKER ASH PARVA WHITCHURCH SHROPSHIRE SY13 4DU	Date Received	01/12/2020 15/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

HALAN Y DDAEAR, HIGHER LANES, HIGHER WYCH, MALPAS, SY14 7JT,

Description of application

CODI ADEILAD ADNEWYDDOL / CONSTRUCTION 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:-

EC13	Surface water run-off
EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development will have a detrimental impact upon the Open Countryside and Special Landscape Area by reason of its scale and isolated siting, and therefore conflicts with policies GDP1a, PS2, EC3 and EC5 of the Wrexham Unitary Development Plan.
2. The development will have a detrimental impact upon the setting of a Listed Building and therefore conflicts with policies EC9 and GDP1(a) of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are those received on 1/2/2021

A handwritten signature in black ink, appearing to read 'L. J. 16'.

**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