

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 MARK ROBERTS	Code No	ESC P/2020/0220
Agent	HUW EVANS PLANNING POINT HOUSE FERRY LANE SEALAND CHESTER CH1 6QF	Date Received	25/03/2020
		Decision Date	02/11/2020

Town and Country Planning Act, 1990

Location of application

LAND AT, FIELD PARCEL 4504, BRONWYLFA ROAD, ABEROER, WREXHAM, LL14 4ND

Description of application

ADEILAD AMAETHYDDOL AR GYFER PEIRIANNAU A BWYD ANIFEILIAID
GAEAF / AGRICULTURAL BUILDING FOR MACHINERY AND WINTER
FEED

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

EC3	Agricultural Buildings
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. It is considered that an essential agricultural need for the building has not been proven and therefore the siting of an isolated farm building represents a harmful intrusion into the rural landscape and Special Landscape Area, thus conflicting with policies GDP1, EC3 and EC5 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