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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr A Berry

Reference P/2025/0347

Agent Mr Trevor Mennell
Trevor Mennell Planning, The Gables, Kendricks Bank, Bayston Hill, Bayston Hill, Shrewsbury, United Kingdom, SY3 0EH

Date Received 15/04/2025

Decision Date 31/07/2025

Town and Country Planning Act, 1990

Location of Application

LAND AT PENTRE FRON ROAD, PENTRE FRON ROAD, COEDPOETH, WREXHAM, LL11 3BU

Description of Application

NEWID DEFNYDD TIR O DIR AMAETHYDDOL I GAE SIPSIWN / TEITHWYR UN TEULU, NEWIDIADAU I FYNEDIAD I GERBYDAU

CHANGE OF USE OF LAND FROM AGRICULTURAL LAND TO A SINGLE-FAMILY GYPSY / TRAVELLER PITCH, ALTERATIONS TO VEHICULAR ACCESS

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives

Particulars of decision : REFUSED

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Reason(s)

1. Notwithstanding the Council's shortage of available Gypsy/traveller sites, it is considered that development as proposed in this location will have a significant adverse impact on the character of the surrounding landscape owing to the site's topography and isolation. As such the application is considered contrary to Policies H9 and GPD1 of the Wrexham Unitary Development Plan and Planning Policies Wales 12.

2. Visibility from the proposed site access would be substandard. The development would therefore have an adverse impact on highway safety and is therefore contrary to Policy GPD1 of the Unitary Development Plan and TAN18.

3. Insufficient information has been submitted to establish the baseline ecological condition of the site, that the development will not have an adverse impact on features or species of ecological importance or that there will be a net benefit to biodiversity. The development that has taken place so far has also resulted in a loss of hedgerow and therefore biodiversity. The development therefore does not accord with policies GDP1, EC4 and EC6 of the Wrexham Unitary Development Plan and paragraph 6.4.5 of Planning Policy Wales 12.

4. Insufficient information has been submitted to demonstrate that the proposed package treatment plan will not give rise to additional phosphates entering the River Dee and Bala Lake Special Area of Conservation. As such, the development conflicts with policy EC6 of the Wrexham Unitary Development Plan and TAN5.

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Applicant Mr A Berry

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council