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 Joanna Gould

Agent Mr Dafydd Edwards
Blueprint Architectural Services, Redwither Tower, Redwither Business Park,
Wrexham, United Kingdom, LL13 9XT

Reference P/2025/0568

Date Received 22/07/2025

Decision Date 28/08/2025

Town and Country Planning Act, 1990

Location of Application

MEADOW FARM HOUSE, TREVALYN, ROSSETT, WREXHAM, LL12 0BT

Description of Application

TROI YSGUBOR YN ANNEDD

CONVERSION OF BARN INTO DWELLING

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

Development Plan Policies:

EC 12 - Development and Flood Risk
EC6 - Biodiversity Conservation
H3 - Conversion of Buildings Outside Settlement Limits
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The proposed development would be tantamount to the erection of a new dwellings in the countryside and would be harmful to the rural character of the site and its immediate surroundings. It therefore conflicts with policies PS1, PS2, H3 and H5 of the Wrexham Unitary Development Plan.

2. The proposed development would be at an unacceptable risk of flooding and therefore conflicts with policy EC12 of the Wrexham Unitary Development Plan and Technical Advice Note 15.

3. The application is not accompanied by a Green Infrastructure Statement and insufficient information has been submitted to demonstrate that the development would deliver a net benefit to biodiversity. It therefore does not accord with paragraphs 6.2.12 and 6.4.5 of Planning Policy Wales 12.

4. Insufficient information has been submitted to demonstrate that the foul drainage arrangements serving the development would not have an adverse impact on the River Dee and Bala Lake Special Area of Conservation. In the absence of this information, the proposal conflicts with policy EC6 of the Wrexham Unitary Development Plan

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