

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	JOHN KELLY	Code No	BRY P/2023/0345
Agent	EN-PLAN SIMON SMITH MISSENDEN BACK LANE BOMERE HEATH NR SHREWSBURY SY4 3PH	Date Received	19/04/2023
		Decision Date	06/12/2023

Town and Country Planning Act, 1990

Location of application

LAND TO THE NORTH OF, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5TY

Description of application

CODI STABLAU NEWYDD, LLAWR CALED A FFENSYS (RHANNOL OL-WEITHREDOL) / ERECTION OF NEW STABLING, HARDSTANDING AND FENCING (PARTLY IN RETROSPECT)

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern

Particulars of decision that permission be REFUSED

Reason(s)

1. The use of the land for stables, compared to the previous use is likely to generate an additional increase in traffic. Given the substandard nature of the access to the site, this is likely to result in significant highway danger contrary to policy GDP1 of the Wrexham Unitary Development Plan.

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2. No information has been submitted to demonstrate how the works that have already been carried out have affected the biodiversity and ecological value of the site nor how this will be compensated for. It is therefore likely that some unacceptable harm has been caused to local wildlife. This is contrary to policies PS3, PS11, GDP1 and EC6 of the Wrexham Unitary Development Plan. It also contravenes the advice contained in Chapter 6 of Planning Policy Wales (Ed 11).



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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