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 Philip Clarke

Agent Mr Glyn Roberts
Westfield, Gamford
Lane, Rossett,
Wrexham, LL12 0EW

Reference P/2025/0696

Date Received 05/09/2025

Decision Date 19/11/2025

Town and Country Planning Act, 1990

Location of Application

GATES FARM, HOLLY BUSH, BANGOR ON DEE, WREXHAM, LL13 0BH

Description of Application

LLEOLI UN GARAFÁN STATIG AC UN GARAFÁN DEITHIOL

SITING OF ONE STATIC AND ONE TOURING CARAVAN

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

Development Plan Policies:

GDP 1- Development Objectives
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)

1. The application site lies outside of a settlement and as such, the principle of development does not accord with Policy PS1 of the Wrexham Unitary Development Plan. Furthermore, it has not been clearly demonstrated that there is an essential need to house a full time agricultural or forestry worker, and the proposal does not accord with Policy H5 of the Wrexham Unitary Development Plan or with section 4.6 of TAN 6 - Planning for Sustainable Rural Communities.

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2. The site is in an unsustainable location in terms of transport and is not served by public transport or readily or safely accessible on foot, owing to the lack of pavements and street lighting. The proposal does not therefore facilitate increased journeys by more sustainable modes of travel and is contrary to Policy GDP1 (e) of the Wrexham Unitary Development Plan

3. Insufficient information has been submitted to demonstrate that the proposed foul drainage arrangements would not result in adverse impacts to 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.

4. Insufficient information has been submitted to demonstrate that the development would provide adequate provision for the parking and turning of vehicles on site. In the absence of this detail, the development would conflict with Policy T8 of the Wrexham Unitary Development Plan.

5. Access to the site has inadequate visibility in both directions. The development is likely to increase the vehicular movements using the access and would therefore have a detrimental impact on highway safety, thus conflicting with policy GDP1 of the Wrexham Unitary Development Plan

6. The application fails to demonstrate that flood risk could be adequately managed and as such, does not accord with Policy GDP1 (i) of the Wrexham Unitary Development Plan and Para 6.1 of TAN 15 - Flood risk.

7. The application does not demonstrate that adequate amenity space would be afforded to the proposed residential units and as such does not accord with Local Planning Guidance Note 21 - Space Around Dwellings.

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Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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