

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 JAMES SADOWSKI	Reference	P/2023/0305
Agent	DCMS MR PETER JACKSON DCMS, 597 ETURIA ROAD, BASFORD, STOKE ON TRENT, ST4 6HP	Date Received	27/04/2023
		Decision Date	19/11/2025

Town and Country Planning Act, 1990

Location of Application

LAND OFF TUDOR DRIVE PENLEY WREXHAM LL13 0JN

Description of Application

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(OL WEITHREDOL)

CHANGE OF USE OF LAND TO STORAGE FOR RAW TIMBER, LOGS AND
WOODCHIP (IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 9 – Resilient Ecological Networks and Green Infrastructure

TAN 5: Nature Conservation and Planning
TAN 6: Planning for Sustainable Rural Communities
TAN 11: Noise
TAN 18: Transport
TAN 23: Economic Development

Development Plan Policies:

PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS3 - Broad Location of Development
PS4 - Broad Location of Development
PS11 – Biodiversity
GDP1- Development Objectives

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EC4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

1. The site lies within a designated Local Wildlife Site. 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 and to the advice set out in LPG32. It also contravenes Future Wales Policy 9, the advice contained in Chapter 6 of Planning Policy Wales (Ed 12) and TAN 5.
2. The site lies outside any recognised settlement limits and within a Special Landscape Area as set out in the Wrexham Unitary Development Plan (UDP). No justification has been submitted to demonstrate that the development in this location is justified. This is contrary to UDP Policies PS1 and EC5 which respectively direct development to within defined settlement limits and protect Special Landscape Areas from inappropriate development.

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3. No information has been submitted which sets out the specific operations that occur at the site nor the nature and level of traffic generation and associated provision for parking and turning within the site. As such and also based upon the objections received, it is considered that the use of the site for the storage of logs has an unacceptable impact upon highway safety and also upon residential amenity by way of noise disturbance from machinery used on the site and disruptions due to the level and nature of traffic generated. As such the proposal is contrary to UDP policies GDP1 and T8 and to the guidance set out in LPG16.
4. Allowing the continuation of activities which are likely to have already had a significant, and detrimental impact upon the woodland ecosystem and its functionalities in recent years is not supported. Importing and storing potentially infected timber and arisings obtained from tree surgery operations presents an unacceptable level of threat to the health & well-being of individual species and the overall woodland. Other biosecurity measures such as equipment and vehicular hygiene have not been apparent. In the absence of specific arboricultural information, it is not possible to determine that the use is acceptable. The continued use of the site therefore presents risks to the long-term health and well-being of the woodland contrary to UDP policies GDP1, EC4 and to the advice set out in LPG17.

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](#)