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 Rodney Skelland

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2024/1332

Date Received 14/08/2024

Decision Date 24/11/2025

Town and Country Planning Act, 1990

Location of Application

WILLINGTON CROSS FARM, WILLINGTON, MALPAS, SY14 7NA

Description of Application

TROSI UNED DDIWYDIANNOL YSGAFN I ANNEDD GYDA GAREJ A PHYRTH CEIR CYSYLLTIEDIG

CONVERSION OF LIGHT INDUSTRIAL UNIT TO DWELLING WITH ASSOCIATED GARAGE AND CAR PORTS

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

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
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
H5 - Housing in the Countryside
T8 - Parking

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Particulars of decision : REFUSED

Reason(s)

1. The conversion of the building to a dwelling would require extensive alterations and re-construction tantamount to the erection of a new dwelling in the countryside contrary to UDP policies PS1 and H3, H6, TAN6, TAN23 and to Planning Policy Wales paragraph 3.60. which aims to strictly control development in the countryside.

2. Insufficient information has been submitted in respect of foul drainage. It is therefore not possible to determine that the proposed development would not have a significant effect on the River Dee and Bala Lake Special Area of Conservation. The proposed development is therefore contrary to UDP policies PS11, GDP1 and EC6 and Planning Policy Wales (Edition 12) Chapter 6.

3. Insufficient information has been submitted in relation to the presence of bats. It is therefore not possible to determine that the proposed development would not have a significant effect upon a protected species. The proposed development is therefore contrary to UDP policies PS11, GDP1 and EC6 and Planning Policy Wales (Edition 12) Chapter 6.

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