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 Mark Baker

Agent Mr David Corran
Dyfrryn Coediog, Pool Park, Ruthin, United Kingdom, LL15 2LN

Reference P/2025/0703

Date Received 10/09/2025

Decision Date 01/12/2025

Town and Country Planning Act, 1990

Location of Application

TYDDYN DEDWYDD, FRON DEG, RHOSTYLLEN, WREXHAM, LL14 4ND

Description of Application

TROSI YSGUBOR SEGUR YN 1 ANNEDD

CONVERSION OF REDUNDANT BARN INTO 1 DWELLING

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
T8 – Parking

Particulars of decision : REFUSED

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Reason(s)

1. The site is located outside of a defined settlement limit where there is a presumption against new residential development. By virtue of its failure to comply with criterion b) of UDP policy H3 the proposal fails to meet the exceptional circumstances required for new housing in the countryside, and would therefore fail to protect the open countryside from inappropriate housing development, contrary to policies H3 and H5 of the Wrexham Unitary Development Plan, and the advice contained within Local Planning Guidance Note 3 'Converting Rural Buildings'. Overall, the very limited benefits of the scheme are insufficient to warrant a departure from the Development Plan when considered in the planning balance.

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