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 DR GLORIA JEAN SEALE-BEGLIN

Reference P/2025/0783

Decision Date 18/12/2025

Town and Country Planning Act, 1990

Location of Application

STABLES, GATEWEN ROAD, NEW BROUGHTON, WREXHAM

Description of Application

ADEILADU ANNEDD GAN GYNNWYS DARPARIAETH AR GYFER DRAENIO DŴR BUDR

ERECTION OF DWELLING INCLUDING PROVISION FOR FOUL DRAINAGE

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

Development Plan Policies:

Policy PS1, PS2, PS3,PS4, PS11 - Strategic policies
Policy GDP1 - Development objectives
Policy EC1 - Green Barriers
Policy EC2 - Agricultural land
Policy EC4 - Hedgerows, trees and woodlands.
Policy EC5 - Special landscape areas.
Policy EC6 - Biodiversity conservation
Policy EC13 - Surface water run -off.
Policy EC14 - Protection of controlled waters.
Policy H5 - Housing in the countryside
Policy T8 - Parking.

Particulars of decision : REFUSED

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Reason(s)

1. The site lies outside of a defined settlement limit insufficient information has been submitted to demonstrate that there is an essential requirement for someone to live on site in connection with a rural enterprise. The proposed development would therefore be a harmful intrusion into the rural landscape and conflicts with policies PS1, H5 and GDP1 of the Wrexham Unitary Development Plan as well as Technical Advice Note 6: Planning for Sustainable Rural Communities.

2. The proposed development is inappropriate development for sites within a Green Barrier and therefore conflict with policy EC1 of the Wrexham Unitary Development Plan.

3. Insufficient detail accompanies the application in respect of vehicle movements. It has also not been demonstrated that appropriate visibility splays can be provided. As such the application is considered contrary to Policy GDP1 of the Wrexham Unitary Development Plan.

4. No details in relation to a Green Infrastructure Statement or measures to deliver a Net Benefit to Biodiversity accompany the application. In the absence of this, the proposed development does not accord with Chapter 6 of Planning Policy Wales 12.

5. Insufficient information has been submitted regarding the proposed means of foul drainage. In the absence of this information, it is not possible to conclude that the development is unlikely to have a significant effect on the River Dee and Bala Lake

Ian Jones

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

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