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 Dewhurst

Reference P/2025/0790

Agent Mrs Sarah Aspinall
The Studio, Fir Tree Farm, Fir Tree Lane,
Nr Cholmondeley,
CW5 8JX

Date Received 14/10/2025

Decision Date 17/02/2026

Town and Country Planning Act, 1990

Location of Application

HIGHFIELD HALL, WORTHENBURY, WREXHAM, LL13 0AL

Description of Application

CAIS AMLINELLOL AR GYFER CODI 8 ANNEDD (TIRLUNIO, CYNLLUN A GRADDFA)/ OUTLINE APPLICATION FOR ERECTION OF 8 DWELLINGS (LANDSCAPING, LAYOUT AND SCALE RESERVED)

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

Development Plan Policies:

EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H10 - Replacement Dwellings in the Countryside
H3 - Conversion of Buildings Outside Settlement Limits
H4 - Sub-division of Dwellings
H5 - Housing in the Countryside
H8 - Affordable Housing
PS1 - Broad Location of Development
PS 11 - Biodiversity

Particulars of decision: REFUSED

Reason(s)

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1. The development would introduce an urban form of development into the rural landscape causing harm to the Special Landscape Area, contrary to Policy EC5 of the Wrexham Unitary Development Plan.

2. Due to inadequate visibility the development will not be provided with a safe and satisfactory vehicular access and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

3. The site is located outside of a settlement limit where there is a presumption against new residential development. The development does not accord with policy/policies H3, H4, H5 and H8 of the Wrexham Unitary Development Plan.

4. In the absence of sufficient information to demonstrate otherwise, the development will have a detrimental impact upon Protected Species. The development is therefore contrary to policy EC6 of the Wrexham Unitary Development Plan.

5. The application is not supported by a Green Infrastructure Statement or a scheme of biodiversity enhancements. As such, the proposal does not demonstrate how the step wise approach detailed at section 6.4.15 of Planning Policy Wales Ed. 12 has been applied, nor how a net biodiversity benefit will be achieved contrary to Policy PS 11 of the Wrexham Unitary Development Plan and LPGN 32.

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