**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 Gilchrist

**Agent** Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

**Reference** P/2025/0737

**Date Received** 23/09/2025

**Decision Date** 09/03/2026

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## Town and Country Planning Act, 1990

### Location of Application

LAND AT ERW GERRIG, TREGEIRIOG, LLANGOLLEN, WREXHAM, LL20 7HS

### Description of Application

CODI 3 POD GLAMPIO , FFURFIO MYNEDIAD I GERBYDAU, GOSOD GWAITH TRIN PECYNNAU A'R HOLL WAITH CYSYLLTIEDIG

ERECTION OF 3 NO GLAMPING PODS, FORMATION OF VEHICULAR ACCESS, INSTALLATION OF PACKAGE TREATMENT WORKS AND ALL ASSOCIATED WORKS

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

### Unitary Development Plan Policies:

CLF10 - Touring Caravan and Camping Sites
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
GDP1- Development Objectives
PS2 - Broad Location of Development

### Local Development Plan Policies:

EM5 - Visitor Accommodation Outside Settlement Limits
NE5 - Special Landscape Areas

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**Particulars of decision : REFUSED**

**Reason(s)**

1. The proposed development is contrary to policies PS2, GDP1, CLF10, EC4, EC5, EC6 and EC14 of the Wrexham Unitary Development Plan and EM5 and NE5 of the Wrexham Local Development Plan, which seek to protect Special Landscape Areas from inappropriate development that would have a detrimental impact upon the character and appearance of the area. The site would require access and drainage facilities which could also cause harm to the landscape and highway safety. In addition, there is insufficient information provided to enable a full Appropriate Assessment to be carried out in respect of the River Dee and Bala Lake SAC and SSSI, upon which the proposed development would likely have a significant impact.

**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