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 Matthew N Denney

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United
Kingdom, LL11 2LT

Reference P/2026/0004

Date Received 02/01/2026

Decision Date 27/03/2026

Town and Country Planning Act, 1990

Location of Application

LAND TO THE EAST OF PARK LANE COURT, PARKSIDE, ROSSETT, WREXHAM, LL12 0BQ

Description of Application

NEWID DEFNYDD TIR A GOSOD 3 POD GLAMPIO

CHANGE OF USE OF LAND AND SITING OF 3 GLAMPING PODS

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

Development Plan Policies:

CLF10 - Touring Caravan and Camping Sites
CLF9 - Visitor Accommodation outside Settlement Limits
EC 11 - Archaeology
EC 12 - Development and Flood Risk
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The proposed development by virtue of its siting and appearance would cause a negative impact upon the openness and rural character of the wider setting, harming the visual amenities of the area. The proposal is therefore considered to be unacceptable and to be contrary to the requirements of Policies PS2, GDP1 and CLF10 of the Wrexham Unitary Development Plan.

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