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 ROBERT GATES

Reference P/2025/0826

Decision Date 01/04/2026

Town and Country Planning Act, 1990

Location of Application

ABBEY FIELD, ELLESMERE ROAD, BRONINGTON, WHITCHURCH, SY13 3HX

Description of Application

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

Development Plan Policies:

GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking
H5 - Housing in the Countryside

Particulars of decision : REFUSED

Reason(s)

1. The scale, design and siting of the development is not considered to reflect the surrounding character of the area and would therefore cause a negative impact upon the surrounding built environment. The development is thus contrary to the requirements of Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and TAN 12 (Design).

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2. Net benefit for biodiversity measures have not been provided or a green infrastructure statement which is not in accordance with Planning Policy Wales 12.

3. The proposal would be for the development of a new build separate dwelling outside of the defined Settlement Limits, within the open countryside and would not be classified as conversion, replacement, subdivision, infilling or affordable housing on the edge of settlements and rural enterprise dwellings. The principle of the development is therefore considered to be unacceptable and to be contrary to Policy H5 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