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 Roy Evison

Reference P/2025/0528

Agent Mr Michael Lloyd
Beech House,
Anchorage Avenue,
Shrewsbury Business
Park, Shrewsbury,
SY2 6FG

Date Received 04/07/2025

Decision Date 21/04/2026

Town and Country Planning Act, 1990

Location of Application

BIG GREEN FARM, ELLESMERE LANE, PENLEY, WREXHAM, LL13 0LP

Description of Application

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ERECTION OF 3 DWELLINGS

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
GDP 2 - Capacity of Infrastructure and Community Facilities
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

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Particulars of decision : REFUSED

Reason(s)

1. By virtue of it scale, design, layout and orientation, the development will have a detrimental impact upon the character and appearance of the area and therefore conflicts with policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

2. The treatment of foul water is to be undertaken by onsite private plant within a publicly sewered area, which would be contrary to Welsh Government circular 008/2018 and NRW's Guidance for development in Phosphorus Sensitive SACs. The River Dee where the WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently, it is not possible to conclude that the proposed development would not have a significant effect on the SAC and human health. The proposed development is therefore unacceptable as it would be contrary to Policies GDP1, EC6 and EC14 of the Wrexham Unitary Development Plan.

3. By virtue of its scale and design, the development will have a detrimental impact upon the amenity of the occupiers of the nearby properties by way of loss of privacy and overbearance, and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan and Local Planning Guidance No. 21 'Space around Dwellings'.

4. The development would impact upon the capacity of the local schools and in the absence of definitive proposals to provide for additional capacity, the development conflicts with policies GDP1 and GDP2 of the Wrexham Unitary Development Plan and Local Planning Guidance Note No. 27 'Developer Contributions to Schools'.

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

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5. The development would result in the unmitigated loss of onsite public open space to the detriment of the existing and future occupiers of the site. No definitive offsite provision of public open space is proposed and the development therefore conflicts with policies CLF5, GDP1 and GDP2 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