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 TOM BERRY

Reference P/2025/0536

Agent Mr Mike Carr
17 Brookside Avenue,
Eccleston, St.Helens,
United Kingdom,
WA10 4RN

Date Received 08/07/2025

Decision Date 20/05/2026

Town and Country Planning Act, 1990

Location of Application

LAND NORTH OF CROESFOEL COURT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DR

Description of Application

NEWID DEFNYDD TIR I SAFLE SIPSIWN A THEITHWYR TEULUOL Â 4 LLAIN

CHANGE OF USE OF LAND TO A 4 PITCH FAMILY GYPSY AND TRAVELLER SITE

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

Development Plan Policies:

EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
EC9 - Listed Buildings of Special Architectural or Historic Interest
MW 9 - Protection of Mineral Resources
PS 11 - Biodiversity
T8 - Parking
H9 - Gypsy Caravan Sites

Particulars of decision : REFUSED

Reason(s)

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1. Due to substandard visibility, the development is not provided with a safe means of vehicular access and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

2. Insufficient information has been submitted to demonstrate that the development will not have an adverse impact upon the adjoining A483 trunk road. In the absence of this information, the development has the potential to have a detrimental impact upon highway safety and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted to demonstrate that development has not had and will not have an adverse impact on statutory protected species and that appropriate measures to deliver a net benefit to biodiversity and to adequately replace trees that have been removed can be put in place. The development therefore conflicts with policies EC4 and EC6 of the Wrexham Unitary Development Plan and paragraphs 6.4.5 and 6.4.42. of Planning Policy Wales 12.

4. Due to the proximity of the site to the A483 trunk road, and in the absence of evidence to the contrary, the site is unsuitable for residential occupation due to the potential for unacceptable noise and air quality. The development therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan and TAN11.

5. The development will increase the volume of phosphorous being discharged into the River Dee and therefore has the potential to have a significant effect in the River Dee and Bala Lake Special Area of Conservation. It therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan, PPW12 Chapter 6 and TAN 5.

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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