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 S EVANS

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

Reference P/2025/0268

Date Received 17/03/2025

Decision Date 09/06/2026

Town and Country Planning Act, 1990

Location of Application

LAND TO THE NORTH OF, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5TY

Description of Application

NEWID DEFNYDD TIR I SAFLE SIPSIWN A THEITHWYR TEULUOL Â 3 LLAIN AC ADEILADU STABLAU

CHANGE OF USE OF LAND TO A 3 PITCH FAMILY GYPSY & TRAVELLER SITE AND ERECTION OF STABLES

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
H9 - Gypsy Caravan Sites
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The enclosure of the site frontage by a close boarded fence detracts from the rural character of both the site and the immediate locality. The development therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

2. Insufficient information has been submitted to demonstrate that adequate visibility can be provided and maintained. In the absence of this information, the development is not provided with a safe means of vehicular access and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted to demonstrate that connection to the public foul sewer network is feasible or that a means of foul drainage will be installed that would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation. The development therefore conflicts with guidance in Chapter 6 of PPW12, guidance in Circular 008/2018 and policies GDP1 and EC6 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