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 T Potts

Agent Mr Stuart Hatherall
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2025/0587

Date Received 28/07/2025

Decision Date 19/06/2026

Town and Country Planning Act, 1990

Location of Application

LAND OPPOSITE HALL FARM, RUABON ROAD, PEN-Y-CAE, WREXHAM, LL14 1TW

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW POB MATER)

OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED)

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H5 - Housing in the Countryside
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

Particulars of decision: REFUSED

Reason(s)

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1. The site lies in an unsustainable location outside of any defined settlement limit and within the open countryside and the development would have a detrimental urbanising impact upon the rural character of the site and its immediate surroundings. The proposal therefore conflicts with policies PS2, H5, GDP1 and DM1 of Wrexham Unitary Development Plan and Planning Policy Wales.

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