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 Irwin

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

Reference P/2025/0878

Date Received 18/11/2025

Decision Date 30/06/2026

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO THE COTTAGE, GREEN LANE, HALTON, CHIRK, WREXHAM, LL14 5BG

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA)

OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE 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

Particulars of decision: REFUSED

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Reason(s)

1. The site is located outside of a recognised settlement limit where there is a presumption against new residential development. The development would constitute unjustified housing development in the open countryside and does not accord with policies PS1 and H5 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
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