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 Mrs Katherine Pruen

Reference P/2025/0584

Decision Date 10/04/2026

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO VRON FARM, LLEWELYN ROAD, VRON, TANYFRON, WREXHAM, LL11 5TW

Description of Application

GOSOD CARAFÁN STATIG I'W DEFNYDDIO FEL LLETY GWEITHWYR GWLEDIG, TRAC MYNEDIAD A MAES PARCIO BEICIAU / SITING OF STATIC CARAVAN FOR USE AS RURAL WORKER ACCOMMODATION, ACCESS TRACK AND CYCLE PARKING AREA

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

Development Plan Policies:

EC 1 - Green Barriers
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H5 - Housing in the Countryside
H8 - Affordable Housing
PS1 - Broad Location of Development
PS 11 - Biodiversity

Particulars of decision : REFUSED

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Reason(s)

1. Insufficient justification has been put forward to demonstrate an essential need for the siting of a caravan for residential purposes in the countryside in support of a rural enterprise. Therefore the development does not accord with policies H5 and H8 of the Wrexham Unitary Development Plan.

2. The proposed development represents inappropriate development within the green barrier and is therefore contrary to Policy EC1 of the Wrexham Unitary Development Plan

3. Full details of the exact extent of development have not been provided and as such, it is not possible to conclude that there would not be an adverse impact upon adjacent residential amenity, contrary to Policy GDP1 of the Wrexham Unitary Development Plan

4. Insufficient information has been submitted to demonstrate that the development would not adversely impact upon statutorily protected species. In the absence of this information, the proposal conflicts with policy EC6 of the adopted Wrexham Unitary Development Plan

5. The application does not demonstrate how the step-wise approach to Green Infrastructure detailed at paragraph 6.4.15 of Planning Policy Wales Ed 12 has been applied to the development nor does it adequately demonstrate how a net biodiversity benefit will be achieved in accordance with paragraph 6.4.11 of Planning Policy Wales Ed 12. The proposal does not accord therefore with Policies EC6 and PS11 of the Wrexham Unitary Development Plan.

6. In the absence of information to demonstrate connection to the public foul sewer network is not feasible, the proposed foul drainage arrangements conflict with paragraph 6.6.21 of PPW12 and guidance in Circular 008/2018.

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Applicant Mrs Katherine Pruen

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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