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 D Roberts

Agent Mr W Ward
Unit 1, 55 Well Street,
Denbighshire, Ruthin,
United Kingdom, LL15
1AF

Reference P/2026/0118

Date Received 02/03/2026

Decision Date 01/07/2026

Town and Country Planning Act, 1990

Location of Application

SMELT FARM, MINERA ROAD, FFRITH, WREXHAM, LL11 5LS

Description of Application

TROSI ADEILAD ALLANOL I ANNEDD

CONVERSION OF OUTBUILDING TO DWELLING

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

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
PS1 - Broad Location of Development
PS 11 - Biodiversity
H5 - Housing in the Countryside

Particulars of decision : REFUSED

Reason(s)

1. The site is located outside of a settlement limit where there is a presumption against new residential development. The development is tantamount to the erection of a new dwelling and does not accord with policy GDP1 of the Wrexham Unitary Development Plan.

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2. The development will have a detrimental impact upon the character and appearance of the site and therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

3. Due to inadequate provision of off street parking the development will cause parking problems in the locality leading to congestion and/or highway safety problems. The development therefore conflicts with policy GDP1 of the Wrexham Unitary Development Plan.

4. The application fails to demonstrate that a safe and convenient pedestrian and vehicular access to and from the site can be achieved and as such does not accord with Policy GDP1 of the Wrexham Unitary Development Plan.

5. The application fails to demonstrate that the development would not have a significant impact upon the River Dee/Bala Lake Special Area of Conservation and as such does not accord with Policy EC6 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