

Applicant M AND S ANDREWS
AND ADA PROPERTY
INVESTMENTS
LIMITED

Reference P/2022/0286

Agent PETER RICHARDS AND
CO – HOLLY WALKER

Decision Date 28/07/2026

Town and Country Planning Act, 1990

Location of Application

MIDDLEWOOD FARM THREAPWOOD MALPAS WREXHAM SY14 7AW

Description of Application

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CONVERSION OF AGRICULTURAL BUILDING TO 4 DWELLINGS

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
H5 - Housing in the Countryside
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

1. The details submitted fail to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation and fail to demonstrate that nutrient neutrality can be achieved. The proposal would generate a greater volume of wastewater discharge and is therefore considered to be unacceptable and to be contrary to paragraph 6.4.18 of Planning Policy Wales and Policies GDP1, EC6 and EC14 of the Wrexham Unitary Development Plan.

In pursuance of its powers under the Acts and 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



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2. The submitted Ecological Appraisal by Turnstone Ecology Limited was undertaken more than two years ago and is no longer considered to accurately demonstrate recent ecological activity at the site. The Local Planning Authority has therefore been unable to determine whether the proposal would be of significant detriment to protected species. The proposal is therefore considered to be unacceptable and to be contrary to Policy EC6 of the Wrexham Unitary Development Plan and the provisions of TAN5: Nature Conservation and Planning.
3. The proposed number of rooflights on the front elevation, particularly when viewed cumulatively with the proposed solar panels, are considered to be excessive in number and to be significantly harmful to the agricultural character of the host building and the character and appearance of the Special Landscape Area. The proposal is therefore considered to be contrary to policies GDP1(a) and EC5 of the Wrexham Unitary Development Plan.

A handwritten signature in black ink, appearing to read 'Ian Jones'.

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](#)