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 James Rogers

Reference P/2026/0018

Agent Simon Smith
Missenden, Back
Lane, Bomere Heath,
Nr Shrewsbury, United
Kingdom, SY4 3PH

Date Received 12/01/2026

Decision Date 05/08/2026

Town and Country Planning Act, 1990

Location of Application

LAND NORTH EAST OF, BRYMBO ROAD, BRYMBO, WREXHAM, LL11 5LS

Description of Application

NEWID DEFNYDD TIR I'W DDEFNYDDIO FEL TRAC BEICIAU TRYDAN (CYNNYDD YN NIFER O 14 I 30) A CHREU MAES PARCIO

CHANGE OF USE OF LAND FOR USE AS ELECTRIC BIKE TRACK (INCREASE IN MEETS FROM 14 TO 30) AND CREATION OF CAR PARK

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

Development Plan Policies:

EC 11 - Archaeology
EC14 - Protection of Controlled Waters
EC16 - Derelict Land
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

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Reason(s)

1. Insufficient information has been provided with the application to allow the Local Planning Authority to adequately assess the noise impact of the proposed use on residential amenity. The proposal is therefore considered to be unacceptable and to be contrary to Policy GDP1(f) of the Wrexham Unitary Development Plan and the aims of TAN16.

2. Insufficient information has been provided with the application to allow the Local Planning Authority to adequately assess the impact of the proposed use and car park on highway safety. The proposal is therefore considered to be unacceptable and to be contrary to policies GDP1(d) and T8 of the Wrexham Unitary Development Plan and the aims of TAN16.

3. Insufficient information has been submitted with the application 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. The proposal 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 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

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4. Planning Policy Wales (PPW12) requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. All development regardless of size must not only mitigate any negative impacts of the development but also have a positive benefit for biodiversity which will be in place for the lifetime of the development. Enhancements should be onsite, proportional to the size of development, tailored towards features valuable in the area or providing linking habitats GIS and plan. Due to the lack of information submitted with the application it has not been demonstrated that suitable NBB could be provided that would meet the requirements of PPW12 and the proposal is therefore considered to be unacceptable and to be contrary to National Policy and Policy EC6 of the Wrexham Unitary Development Plan.

5. Insufficient information has been submitted with the application to allow the Local Planning Authority to conclude that there would be no harm to habitats and protected species. The proposal is therefore considered to be unacceptable in this respect and to be contrary to Policies GDP1(h) and 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