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 and Mrs Jones

Agent Mrs OLIVIA STARKEY
Orchard Cottage,
Town Farm Lane,
Norley, Northwich,
WA6 8NH

Reference P/2024/1593

Date Received 14/11/2024

Decision Date 13/08/2026

Town and Country Planning Act, 1990

Location of Application

TORRIAD FARM, BOWLING BANK, WREXHAM, LL13 9RT

Description of Application

ADEILADU WAL GLAMP SILWAIR WRTH Y CLAMP SILWAIR CYFREDOL/
ERECTION OF SILAGE CLAMP WALL TO EXISTING SILAGE CLAMP

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

Development Plan Policies:
EC14 - Protection of Controlled Waters
EC3 - Agricultural Buildings
EC6 - Biodiversity Conservation
GDP 1- Development Objectives

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 details submitted also fail to demonstrate that the River Dee SSSI would be safeguarded. The proposal is therefore considered to be unacceptable and to be contrary to paragraphs 6.4.18-20 of Planning Policy Wales 12 and Policies GDP1, EC6 and EC14 of the Wrexham Unitary Development Plan.

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2. Insufficient information has been submitted with the application to allow the LPA to conclude that there would be no harm to protected sites and protected species, in particular Great Crested Newt. 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.

3. 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. Given the location of the site within an ecologically sensitive location and the substantial pre-application site clearance that has taken place, 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.

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