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 Stephen Williams

Agent Mr Spencer Cullis
25 Sunningdale Close,
Wrexham, United
Kingdom, LL13 9QU

Reference P/2025/0070

Date Received 28/01/2025

Decision Date 18/08/2026

Town and Country Planning Act, 1990

Location of Application

LAND OFF, POPLAR ROAD, PEN-Y-CAE, WREXHAM, LL14 2PY

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD (CADW YMDDANGOSIAD A THIRLUNIO) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE AND LANDSCAPING RESERVED)

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

Development Plan Policies:

EC6 - Biodiversity Conservation
H2 - Residential Development (of Unannotated Land) within Settlements
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
EC7 - Conservation Areas
GDP1 – Development

Particulars of decision: REFUSED

Reason(s)

1. It is considered that the scale and layout of the development would neither preserve nor enhance the character and appearance of the Pen-y-Cae Conservation Area and would have an adverse impact upon the visual amenities of the site and surrounding area. The proposal is therefore contrary

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to Policies GDP1 and EC7 of the Wrexham Unitary Development Plan and fails to accord with the design objectives set out within Local Planning Guidance Note 21.

2. The River Dee where the Five Fords WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently, it is not possible to conclude that the proposed development would not have a significant effect on the River Dee/Bala Lake SAC. As such, the proposal does not demonstrate compliance with Policy EC 6 of the UDP and para 6.4.29 of PPW Ed 12.

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