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 Kevin Jones

Reference P/2026/0270

Decision Date 21/08/2026

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO 19, LOWER SCHOOL DRIVE, RUABON, WREXHAM, LL14 6RP

Description of Application

NEWID DEFNYDD TIR O FAN AGORED CYHOEDDUS I ARDD BRESWYL / CHANGE OF USE OF LAND FROM PUBLIC OPEN SPACE TO RESIDENTIAL GARDEN

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

Development Plan Policies:

EC 11 - Archaeology
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

Particulars of decision : REFUSED

Reason(s)

1. The proposed development involves the loss of land that is legally designated as public open space pursuant to a Section 106 legal agreement associated with original planning permission reference P/2002/0690. The proposed change of use to a private residential curtilage fails to provide any community benefit that would outweigh the loss of this designated public amenity space, contrary to local planning policies GDP1 and CLF4.

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2. The proposed enclosure and change of use of the land would appear visually out of place within the street scene, resulting in an unacceptable form of development that fails to contribute positively to the character and appearance of the locality. Furthermore, approval of the application would set an undesirable precedent for the incremental loss of public open space across the wider residential estate, leading to cumulative visual and spatial harm, contrary to Policy GDP1 of the Wrexham Unitary Development Plan.

3. In the absence of a historic environment assessment, the Local Planning Authority is unable to fully assess the impact of the proposed development on the setting of the adjacent Scheduled Monument (DE141 Offa's Dyke: Section SW from Tatham Bridge). Consequently, the proposal has the potential to cause unmitigated adverse impacts upon the setting of a designated historic asset, contrary to Policy EC11 of the UDP, national planning policy contained within Planning Policy Wales, and relevant statutory requirements.

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