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 Mrs H L Hough

Reference P/2024/1328

Decision Date 25/08/2026

Town and Country Planning Act, 1990

Location of Application

LAND AT THE COACH HOUSE, LLAY ROAD, CEFN Y BEDD, WREXHAM, LL12 9UG

Description of Application

NEWID DEFNYDD ADEILAD YN GAFFI/ CHANGE OF USE OF BUILDING TO CAFE

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

Development Plan Policies:

E5 - Employment in the Countryside
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
MW 9 - Protection of Mineral Resources
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. 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. 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.

2. The proposal would constitute new employment development within the open countryside where small scale development is only permitted through the conversion of an existing building. The development is therefore considered to be contrary to Policy E5 of the Wrexham Unitary Development Plan.

3. Insufficient information has been provided with the application in respect of ventilation and extraction to allow to the LPA to adequately assess the impact of odour from the site on residential amenity. The proposal is therefore considered to be contrary to Policy GDP1(f) of the Wrexham Unitary Development Plan.

4. Insufficient information has been provided in respect of parking, access and vehicular movements to allow the LPA to adequately assess the impact of the proposal on highway safety. The proposal is therefore considered to be contrary to Policy GDP1(d).

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5. Insufficient information has been submitted in respect of drainage to allow the LPA to assess whether the proposed development would result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation and or that nutrient neutrality can be achieved. 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.

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