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 Ian Williams

Reference P/2025/0689

Decision Date 01/09/2026

Town and Country Planning Act, 1990

Location of Application

LAND TO THE REAR OF 55, BEECHLEY ROAD, WREXHAM, LL13 7AU

Description of Application

CAIS AMLINELLOL AR GYFER CODI ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA)

OUTLINE APPLICATION FOR ERECTION OF DWELLING (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

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

Development Plan Policies:

EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H2 - Residential Development (of Unannotated Land) within Settlements
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Particulars of decision: REFUSED

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 Ian Williams

Reference P/2025/0689

Decision Date 01/09/2026

Reason(s)

1. Due to the access being of insufficient width to allow the simultaneous passage of vehicles from three dwellings, the development would have a detrimental impact upon highway safety in the locality and therefore conflicts with Policy GDP1(d) of the Wrexham Unitary Development Plan.

2. The development would constitute unacceptable backland development and overdevelopment of the site, therefore having a detrimental impact upon the character and appearance of the site and surrounding area and conflicting with Policy GDP1(a) of the Wrexham Unitary Development Plan.

3. The proposed development would discharge to the public sewer system which drains to the Five Fords Wastewater Treatment Works (WwTW). The WwTW benefits from an up-to-date Environmental Permit. The wastewater discharges from the site could be accommodated within the revised permit limits. However, despite discharges from the WwTW being below permitted limits, use of this 'headroom' would lead to a net increase in phosphorus being discharged into the River Dee & Bala Lake SAC.

   The River Dee where the 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 SAC. The proposed development would therefore not accord with UDP policies EC6 and EC14.

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

Applicant Mr Ian Williams

Reference P/2025/0689

Decision Date 01/09/2026

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. Insufficient information has been submitted with the application to demonstrate 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