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 Sean OSullivan

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2026/0061

Date Received 06/02/2026

Decision Date 30/09/2026

Town and Country Planning Act, 1990

Location of Application

LAND SOUTH OF PENRALLT, RUSSELL STREET, CEFN MAWR, WREXHAM, LL14 3BL

Description of Application

CODI ANNEDD GYDA GAREJ AR WAHÂN

ERECTION OF DWELLING WITH DETACHED GARAGE

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC4 - Hedgerows, Trees and Woodland
EC7 - Conservation Areas
EC8 - Conservation Areas
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
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The proposed development would result in severe detriment to highway safety and the free flow of traffic along Russell Street. Due to the substandard width of the access road, the lack of footway provision and formal passing places, and the absence of a safe turning head forcing unacceptable reversing manoeuvres, the local highway infrastructure is wholly incapable of serving a major 5-bedroom dwelling intensification, contrary to Policy GDP1 of the Wrexham Unitary Development Plan.

2. It has not been demonstrated that the proposed on-site parking spaces can be safely and independently accessed, turned, and exited in a forward gear. This would result in vehicles backing out onto a restricted residential highway, creating additional hazards for road users and pedestrians, contrary to Policy GDP1 of the Wrexham Unitary Development Plan and Local Planning Guidance Note (LPGN) 16.

3. The application site lies within the nutrient-sensitive catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal fails to demonstrate that the development will not increase phosphorus loads and lacks an Appropriate Assessment and necessary evidence to prove no adverse effect upon the integrity of the designated site, contrary to Policy EC14 of the Wrexham Unitary Development Plan.

4. The proposed 5-bedroom dwelling is of an excessive scale and massing for this constrained plot. The over-development of the site fails to accord with the character and form of the built-up area and the sensitive context of the Cefn Mawr Conservation Area and World Heritage Site buffer zone, contrary to Policies PS1, H2, and GDP1 of the Wrexham Unitary Development Plan.

5. The application fails to provide a Green Infrastructure statement or an acceptable mitigation and landscaping scheme to compensate for the removal of site vegetation. Consequently, the proposal fails to demonstrate a sufficient net biodiversity benefit or accord with the requirements of Planning Policy Wales and Policy EC4 of the Wrexham Unitary Development Plan.

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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