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 Eunice Umeh

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United
Kingdom, LL11 2LT

Reference P/2025/0534

Date Received 08/07/2025

Decision Date 08/10/2026

Town and Country Planning Act, 1990

Location of Application

LAND OPPOSITE LLWYBR Y GARTH, YR OCHR, FRONCYSYLLTE, LLANGOLLEN, WREXHAM, LL20 7RS

Description of Application

MATERION A GADWYD YN ÔL YN DILYN CANIATÂD CAIS AMLINELLOL P/2021/0983 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI ANNEDD

RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2021/0983 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF DWELLING

Submission of Reserved Matters pursuant to Outline Planning Permission P/2021/0983 Granted on 02/09/2024 and in accordance with the conditions attached to that permission

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
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
T8 - Parking

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Particulars of decision REFUSAL of Reserved Matters
Reason(s)

1. The proposed scale, vertical massing, and triple-gabled design submitted at reserved matters stage are not considered in-keeping with the surrounding pattern of development consisting of mostly smaller 19th-century cottages, resulting in unacceptable visual harm within the Clwydian Range and Dee Valley AONB and the Pontcysyllte Aqueduct and Canal World Heritage Site Buffer Zone, contrary to Policy GDP1 of the Wrexham Unitary Development Plan.

2. The proposed built elements and sustainable drainage features encroach within the mandatory 3-metre asset protection zone of the active 150mm public foul sewer crossing the site. In the absence of amended layout plans or protection measures, Dŵr Cymru Welsh Water maintains a holding objection.

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 the necessary evidence and assessment to prove no adverse effect upon the integrity of the designated site, contrary to Policy EC14 of the Wrexham Unitary Development Plan.

4. The application fails to provide a Green Infrastructure statement, and the submitted landscaping details rely on an indicative outline that fails to account for site levels and gradients or demonstrate an acceptable, topographically responsive scheme pursuant to Condition 4 of the outline consent. Consequently, the proposal fails to 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