

In pursuance of its powers under the Acts and 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 CHRIS STOCKTON	Reference	P/2023/0408
Agent	BASE ARCHITECTURE AND DESIGN LTD MR JOE WEIGH Base Architecture & Design Ltd, 23 Christleton Road, Chester, CH3 5UF	Date Received	14/06/2023
		Decision Date	09/10/2026

Town and Country Planning Act, 1990

Location of Application

UNIT 1 MAELOR WORKS CROSS LANES WREXHAM LL13 0UW

Description of Application

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ERECTION OF PORTAL FRAME BUILDING (IN RETROSPECT)

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
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
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

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Reason(s)

1. The site lies outside of defined Settlement Limits and within the open countryside. Insufficient information has been provided with the application to suggest that there is a demonstrable need for this development, particularly in this location, or that the development could not be located elsewhere. The proposal therefore would fail to comply with Policies PS3 and EC5 of the Wrexham Unitary Development Plan, Future Wales: The National Plan 2040 and the aims of PPW12.
2. 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. Given the location of the site within an ecologically sensitive location and the site clearance that has taken place, 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.
3. The site lies within a remote location that is a considerable walking distance to public transport along a narrow highway with mostly no footways, posing a risk to the safety of pedestrians and cyclists therefore travel to and from the site for employees would need to be by the private car. The proposal is considered to be in a highly unsustainable location and to therefore be contrary to Policy GDP1(d) and (e) of the Wrexham Unitary Development Plan.

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4. The details submitted fail to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation and fail to demonstrate 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.
5. Insufficient information has been submitted with the application to allow the LPA to conclude that there has been and would be no further harm to protected species. The proposal is therefore considered to be unacceptable in this respect and to be contrary to Policies GDP1(h) and 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](#)