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 D Doran

Reference P/2025/0098

Agent Mr Trevor Mennell
The Gables,
Kendricks Bank,
Bayston Hill,
Shrewsbury,
United Kingdom,
SY3 0EH

Date Received 04/02/2025

Decision Date 15/10/2026

Town and Country Planning Act, 1990

Location of Application

LAND ADJACENT TO 1, BEECH AVENUE, RHOSLLANERCHRUGOG, WREXHAM, LL14 1AA

Description of Application

CADW 1 GARAFÁN DROS DRO YN YSTOD DATBLYGIAD ANNEDD SENGL

TEMPORARY RETENTION OF 1 NO CARAVAN DURING DEVELOPMENT OF SINGLE DWELLING

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
GDP 1- Development Objectives
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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 D Doran

Reference P/2025/0098

Agent Mr Trevor Mennell
The Gables,
Kendricks Bank,
Bayston Hill,
Shrewsbury,
United Kingdom,
SY3 0EH

Date Received 04/02/2025

Decision Date 15/10/2026

1. Insufficient evidence has been submitted with the application to demonstrate the need for a mobile home on site to provide accommodation during the construction of the approved dwelling to take place, particularly given the prolonged lack of progress with the development. The siting of a mobile home on the site is therefore considered unacceptable.

2. Planning Policy Wales (PPW12) requires that a Green Infrastructure Statement is required on all developments. It should show that development has a net benefit to biodiversity and green infrastructure. This information is not appropriate to seek 'retrospectively' by way of a condition and must be provided as part of the planning application process. It should describe how the green infrastructure of a site (trees, hedges, and SuDS etc.) has been incorporated into the development proposal. A Green Infrastructure Statement has not been provided for the development. The proposal is therefore contrary to the aims of PPW12.

3. Insufficient information has been provided in respect of the details of foul and surface water drainage to allow the Water Authority, and ultimately the LPA, to carry out a full assessment of the suitability of the proposals and to determine whether the proposed drainage would result in an unacceptable adverse impact on the water environment. The development would therefore be contrary to Policies EC13 and EC14 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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 D Doran

Reference P/2025/0098

Agent Mr Trevor Mennell
The Gables,
Kendricks Bank,
Bayston Hill,
Shrewsbury,
United Kingdom,
SY3 0EH

Date Received 04/02/2025

Decision Date 15/10/2026

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council