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 J Sadowski

Reference P/2026/0085

Decision Date 16/10/2026

Town and Country Planning Act, 1990

Location of Application

LAND WEST OF, TUDOR DRIVE, PENLEY, WREXHAM, LL13 0JN

Description of Application

NEWID DEFNYDD TIR I STORIO PREN CRAI, BONCYFFION A SGLODION PREN AC I BROSESU PREN

CHANGE OF USE OF LAND TO STORAGE OF RAW TIMBER, LOGS AND WOODCHIP AND PROCESSING OF TIMBER

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

Development Plan Policies:

PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
EC 4 - Hedgerows, Trees and Woodland
EC5 - Special Landscape Areas
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking
E5 - Employment in the Countryside

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 J Sadowski

Reference P/2026/0085

Decision Date 16/10/2026

1. The site lies outside any recognised Settlement Limit and within a Special Landscape Area as set out in the Wrexham Unitary Development Plan (UDP). Insufficient evidence or justification has been submitted to demonstrate that the development in this location is appropriate or that there is a need for it to be in this location. This is contrary to UDP Policies PS1, EC5 and E5 which respectively directs development to within defined Settlement Limits, protects Special Landscape Areas from inappropriate development and only permits small-scale employment development in such locations through the conversion of existing buildings.

2. Allowing the continuation of activities which are likely to have already had a significant, and detrimental impact upon the woodland ecosystem and its functionalities in recent years is not supported. Importing and storing potentially infected timber and arisings obtained from tree surgery operations presents an unacceptable level of threat to the health & well-being of individual species and the overall woodland. Other biosecurity measures such as equipment and vehicular hygiene have not been apparent. In the absence of specific arboricultural information, it is not possible to determine that the use is acceptable. The continued use of the site therefore presents risks to the long-term health and well-being of the woodland contrary to UDP policies GDP1, EC4 and to the advice set out in LPG 17.

3. The site lies within a designated Local Wildlife Site. Limited information has been submitted to demonstrate how the works that have already been carried out have affected the biodiversity and ecological value of the site nor how this will be compensated for. The submitted GIS and NBB contain insufficient detail to demonstrate that no unnecessary harm has been caused nor sufficiently compensated. It is therefore likely that some unacceptable harm has been caused to local wildlife. This is contrary to policies PS3, PS11, GDP1 and EC6 of the Wrexham Unitary Development Plan and to the advice set out in LPG32. It also contravenes the advice contained in Chapter 6 of Planning Policy Wales (Ed 12) and TAN 5.

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 J Sadowski

Reference P/2026/0085

Decision Date 16/10/2026

4. The development would require an EPS licence in respect of Great Crested Newt which would be issued by Natural Resources Wales. The development would fail to meet two of the three derogation tests set out in the Conservation of Habitats and Species Regulations 2017 (Regulation 55) and would therefore be unlikely to gain an EPS licence. It would be unreasonable of the Local Planning Authority to issue a planning permission for a development that would subsequently be unable to obtain the necessary licence.

5. Inadequate information has been provided to demonstrate that the activities on site would not cause a detriment to residential amenity by virtue of noise. The proposal is therefore considered to be contrary to Policy GDP1 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