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 O'Sullivan

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

Reference P/2026/0577

Date Received 04/09/2026

Decision Date 19/10/2026

Town and Country Planning Act, 1990

Location of Application

LAND NORTH OF, TALWRN ROAD, COEDPOETH, WREXHAM

Description of Application

CODI MENAGE, 4 STABL A STORFA WAIR A FFURFIO TRAC

ERECTION OF MENAGE, 4 NO STABLES AND HAY STORE AND FORMATION OF TRACK

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

EC4 Hedgerows, Trees and Woodland
EC6 Biodiversity Conservation
GDP1 Development Objectives
T8 Parking
EC 11 Archaeology
EC14 Protection of Controlled Waters
PS2 Broad Location of Development

Particulars of decision : REFUSED

Reason(s)

1. The proposed development, by reason of the extent of earthworks and substantial increase in land levels, would significantly alter the existing landform and topography of the site. The resulting elevated and exposed development would appear conspicuous and discordant within the open countryside, causing material harm to the character and visual amenity of the area. The proposal therefore conflicts with Policies GDP1(a) and PS2 of the Wrexham Unitary Development Plan.

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2. Insufficient information has been provided to demonstrate that safe and suitable vehicular access to the development can be achieved, having particular regard to the restricted visibility available at the existing access onto Talwrn Road and the additional vehicular movements associated with the development. In the absence of evidence demonstrating that appropriate access arrangements can be provided, the proposal conflicts with Policy GDP1(d) of the Wrexham Unitary Development Plan

3. The development has involved earthworks affecting land associated with the route of the former tramway between Talwrn and Vron Collieries. As these works have already been undertaken, the archaeological monitoring and recording that would otherwise have been required cannot now be secured in respect of those works. Consequently, the impact upon any archaeological remains has not been satisfactorily established and the proposal conflicts with Policy EC11 of the Wrexham Unitary Development Plan.

4. Mixed waste has been deposited on the site to increase land levels and insufficient information has been provided to demonstrate that the site can be made suitable for the proposed development without unacceptable contamination or environmental risks. Furthermore, it has not been demonstrated how the proposed finished ground levels would be achieved following removal of the deposited waste required by the Section 59 Notice. The proposal therefore fails to demonstrate that the development can proceed without unacceptable risks arising from contamination and conflicts with Policies GDP1(f) and GDP1(i) of the Wrexham Unitary Development Plan.

5. No adequate ecological assessment has been submitted to establish the potential effects of the development upon habitats, protected species or other biodiversity interests. In the absence of sufficient ecological information, it has not been demonstrated that the development would avoid unacceptable ecological impacts or provide appropriate mitigation where necessary. The proposal therefore conflicts with Policies GDP1(h) and EC6 of the Wrexham Unitary Development Plan.

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6. Insufficient information has been provided to establish the extent and ecological value of existing hedgerow that may be affected by works necessary to provide an acceptable vehicular access. It has therefore not been demonstrated that the development would avoid unacceptable loss or damage to the hedgerow, or that any necessary loss could be satisfactorily mitigated. The proposal conflicts with Policies EC4 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