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 DAVID GREEN

Agent MR THOMAS GLOVER
28 SEA ROAD
ABERGELE LL22 7BU

Reference P/2024/1023

Date Received 19/04/2024

Decision Date 20/09/2024

Town and Country Planning Act, 1990

Location of Application

HOSELEY HOUSE, HOSELEY LANE, MARFORD, WREXHAM, LL12 8YD

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO
SINGLE STOREY REAR EXTENSION

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

National Policies and Technical Advice Notes (TAN):

TAN 5 Nature Conservation and Planning
TAN 12 Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP14 - Natural Environment

Particulars of decision : REFUSED

Reason(s)

1. The Local Planning Authority considers that the proposal would cause disturbance from increased light spillage on to the protected species of bats, specifically Brown Long-Eared Bats and commuting bats in the summer months. This disturbance is considered to be detrimental to the maintenance of the population of a favourable conservation status in its natural range and is therefore contrary to Policy SP14 of the Wrexham Local Development Plan, paragraph 6.4.22 of Planning Policy Wales and Protected Species Legislation. The harm to protected species would significantly outweigh the limited benefits of the scheme in the planning balance.

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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