

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 COSMO LLOYD

Reference P/2022/0910

Agent RF DAVIES
ARCHITECTURAL
SERVICES MR
ROBERT DAVIES
RF DAVIES
ARCHITECTURAL
RIVERSIDE BARN
COED-Y-GO
OSWESTRY SY10
9AF

Date Received 15/07/2022

Decision Date 06/12/2024

Town and Country Planning Act, 1990

Location of Application

OLD MILL WELSH SHOP LLANRHAEDR ROAD LLANARMON DC WREXHAM
LL20 7LD

Description of Application

TRAWSNEWID AC YMESTYN ADEILAD I FFURFIO LLETY GWYLIAU /
CONVERSION AND EXTENSION OF BUILDING TO FORM HOLIDAY LET

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 13 : Tourism
TAN 18 : Transport
TAN 23 : Economic Development
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

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DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
R7 - Loss of Local Services
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts
WL1 - Welsh Language and the Social and Cultural Fabric of Communities

Particulars of decision : REFUSED

Reason(s)

1. Insufficient information has been submitted with the application to allow a full assessment of the impact of the development on protected species and to allow the Local Planning Authority to satisfy itself that the proposed development would not impact adversely on any European protected species. The proposal is therefore considered to be unacceptable and to be contrary to Policies SP14 of the Wrexham LDP and Paragraphs 6.2.2 and 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning.

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A handwritten signature in black ink, appearing to be 'DF', located below the agent's address.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)