

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 GERALD CARTWRIGHT	Reference	P/2024/0086
Agent	MR DARRYL WRIGHT BLEAZARD AND GALLETTA LLP BLEAZARD AND GALLETTA LLP MAYPOLE COURT 2 HIGH STREET WEM SY4 5AA	Date Received	25/01/2024
		Decision Date	

Town and Country Planning Act, 1990

Location of Application

CHAPEL FARM MEADOWS WHITEWELL WHITCHURCH WREXHAM SY13 3AL

Description of Application

ADEILADU CYFLEUSTERAU NEWYDD A GWAITH CYSYLLTIEDIG YN LLE'R
BLOC TOILEDAU / REPLACEMENT OF TOILET BLOCK WITH NEW UTILITY
BUILDING AND ASSOCIATED WORKS

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM4 - Employment Development Outside of Settlement Limits
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Reason(s)

1. The details submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation are not considered to be robust evidence that the discharge rates can be screened out. The proposal will generate a greater volume of wastewater discharge and is therefore contrary to paragraph 6.4.18 of Planning Policy Wales and Policies SP14, DM1, NE1 and NE6 of the Wrexham Local Development Plan.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

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](#)