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 & Mrs JB & G DAVIES

Agent Mr OSIAN JONES
15A, Clwyd Street,
Ruthin, LL15 1HF

Reference P/2024/1673

Date Received 12/12/2024

Decision Date 29/01/2025

Town and Country Planning Act, 1990

Location of Application

TY GWYN FARM, VINEGAR HILL, RHOSLLANERCHRUGOG, WREXHAM, LL14 1EL

Description of Application

GOSOD PWLL SLYRI O FEWN SIED AMAETHYDDOL SY'N BOD YN BAROD / INSTALLATION OF SLURRY PIT WITHIN EXISTING AGRICULTURAL SHED

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
SP19 - Green Infrastructure
T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Applicant	Mr & Mrs JB & G DAVIES	**Reference**	P/2024/1673
Agent	Mr OSIAN JONES 15A, Clwyd Street, Ruthin, LL15 1HF	**Date Received**	12/12/2024
		Decision Date	29/01/2025

Reason

1. Insufficient details have been submitted to demonstrate that the development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation, and the proposal is therefore contrary to paragraph 6.4.18 of Planning Policy Wales and to policies SP14, DM1, NE1, NE2 and NE6 of the Wrexham Local Development Plan.



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