

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 Geraint Williams

Reference P/2024/1596

Decision Date 27/02/2025

Town and Country Planning Act, 1990

Location of Application

SHOP AND OFFICE, 2 WHEATSHEAF LANE, GWERSYLLT, WREXHAM, LL11 4DS

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH B1 (SWYDDFA) I DDOSBARTH C3 (ANNEDD)/ CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICE) TO CLASS C3 (DWELLING)

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

Wrexham Local Development 2013 – 2028:

- DM1 - Development Management Considerations
- NE1 - International and National Nature Conservation Designations
- NE6 - Waste Water Treatment and River Water Quality
- SP12 - Design Principles & Masterplanning Framework
- SP19 - Green Infrastructure
- SP2 - Location of Development
- T1 - Managing Transport Impacts

Particulars of decision : REFUSED

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Reason(s)

1. The River Dee where the WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently it is not possible to conclude that the proposed development would not have a significant effect on the SAC. Having regard to the above, the proposed development would not accord with LDP policies NE1 and NE6.

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](#)