

**Applicant** MR & MRS B MOODY

**Reference** P/2023/0402

**Decision Date** 27/03/2025

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**Town and Country Planning Act, 1990**

**Location of Application**

2 WYNFA OLD ROAD DOLYWERN WREXHAM LL20 7AG

**Description of Application**

ESTYNIAD DEULAWR I OCHR YR EIDDO

TWO STOREY SIDE EXTENSION

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 5 : Nature Conservation and Planning

**Wrexham Local Development 2013 – 2028:**

DM1 - Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

T1 - Managing Transport Impacts

**Particulars of decision : REFUSED**

**Reason(s)**

1. In the absence of sufficient information to demonstrate otherwise, the development will have a potentially detrimental impact upon ecology (Bats) that may be present given the locality of the area. The development is therefore considered contrary to policy SP14 of the Wrexham Local Development Plan and TAN 5 nature conservation of national policy.

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



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**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](#)