

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 STEFFAN DAVIES	Reference	P/2023/0781
Agent	GERAINT EDWARDS ARKIFY 36 Plas Tirion Johnstown Wrexham LL14 1UR	Date Received	03/11/2023
		Decision Date	28/11/2024

Town and Country Planning Act, 1990

Location of Application

LAND ON WEST SIDE OF 21 HIGH STREET, JOHNSTOWN, WREXHAM,
LL14 1SN

Description of Application

CAIS AMLINELLOL AR GYFER 2 RANDY (CADW YMDDANGOSIAD, TIRLUNIO,
GOSODIAD A GRADDFA)
OUTLINE APPLICATION FOR 2 NO. APARTMENTS (APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE RESERVED)

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

National Policies and Technical Advice Notes (TAN):

TAN5 - Nature Conservation and Planning
TAN12 - Design
TAN18 - Transport
TAN20 - Planning and the Welsh Language
TAN24 - The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure

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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. The development will have a detrimental impact upon the amenity of occupiers of nearby properties by way of loss of natural light and forming an overbearing presence and therefore conflicts with policy DM1 of the Wrexham Local Development Plan.
2. The site lies within the 500m buffer for the Johnstown Newt Site Special Area of Conservation and within 150m of the boundary with the Stryt Las a'r Hafod SSSI. The site is also occupied by a building which may be suitable as a roosting site for bats. Insufficient information has been provided to demonstrate that the development would not cause harm to protected species and is therefore considered to be unacceptable and contrary to Policy NE1 of the Wrexham Local Development Plan.
3. The proposal makes no provision for Net Biodiversity Benefit and has not clearly demonstrated that the loss of Green Infrastructure on site as a result of the development would be sufficiently mitigated against. The proposal is therefore considered to be contrary to paragraph 6.4.5 of Planning Policy Wales, Policy SP19 of the Wrexham Local Development Plan and policy 9 of Future Wales.



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DAVIES

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Agent GERAINT EDWARDS
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36 Plas Tirion
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Wrexham
LL14 1UR

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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](#)