

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 NATHAN BOOTH CB HOMES LTD	Code No	HAN P/2023/0361
Agent	D2 ARCHITECTS MR LUKE JONES 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	25/04/2023
		Decision Date	28/02/2024

Town and Country Planning Act, 1990

Location of application

WILLINGTON LODGE, HORSEMANS GREEN, WHITCHURCH, SY13 3BZ

Description of application

TROSI YSGUBOR YN LLEOLIAD PRIODAS / CONVERSION OF BARN INTO WEDDING VENUE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
EM4	Employment Development Outside of Settlement Limits
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP15	Historic and Cultural Environment
SP8	Economic Growth Employment and Enterprise
T1	Managing Transport Impacts

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed works will have a detrimental impact upon the special architectural and historic interest of a curtilage Listed Building and therefore conflict with policy SP15 of the Wrexham Local Development Plan and Technical Advice Note 24 (The Historic Environment).

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2. Due to inadequate details of traffic levels, access improvements and parking provision, the development would have a detrimental impact upon highway safety in the locality and therefore conflicts with policy DM1(vi) of the Wrexham Local Development Plan.
3. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels entering the catchment of the River Dee and Bala Lake Special Area of Conservation. A likely significant effect upon the SAC's integrity cannot therefore be ruled out and the proposal is thus contrary to policies SP14, NE1 and NE6 of the Wrexham Local Development Plan.
4. The proposed development involves significant extension to a rural building and does not meet the tests for an acceptable rural enterprise development under the terms of policy EM4 of the Wrexham Local Development Plan.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm