

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	RHIAN OWEN	Code No	BRY P/2022/0481
Agent	SIMON SMITH EN PLAN MISSENDEN BACK LANE BOMERE HEATH SHREWSBURY SY4 3PH	Date Received	26/04/2022
		Decision Date	10/04/2024

Town and Country Planning Act, 1990

Location of application

GRAIG Y CORN, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UR

Description of application

CADW ESTYNIAD I ADEILADAU AMAETHYDDOL A NEWID DEFNYDD I STABLAU, BEUDAI ANIFEILIAID A STORFA I GERBYDAU / RETENTION OF EXTENSION TO AGRICULTURAL BUILDINGS AND CHANGE OF USE TO STABLES, ANIMAL BYRE AND VEHICLE STORE

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
FW	Future Wales: The National Plan 2040
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
PPW	Planning Policy Wales (Edition 12)
SP14	Natural Environment
SP18	Climate Change
SP19	Green Infrastructure
SP2	Location of Development
SP6	Green Wedge
SP8	Economic Growth, Employment and Enterprise
TAN 12	Design
TAN 5	Nature Conservation and Planning

Particulars of decision that permission be REFUSED

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Reason(s)

1. Insufficient information has been submitted to allow the Local Planning Authority to fully assess the potential effects of the development upon protected species, and the development is therefore contrary to the requirements of Policy SP14 of the adopted Wrexham Local Development Plan, TAN 5 and Planning Policy Wales (Edition 12).
2. Insufficient information has been submitted to demonstrate the development would provide a net benefit for biodiversity and the development is therefore contrary to the requirements of Policy SP14 of the adopted Wrexham Local Development Plan and Chapter 6 of Planning Policy Wales (Edition 12).
3. Insufficient information has been submitted to demonstrate the development would not cause a likely significant effect upon the River Dee and Bala Lake Special Area of Conservation by way of increased phosphate inputs within the SAC catchment. A likely significant effect upon the SAC cannot therefore be ruled out, and the development is contrary to the requirements of Policies SP14, NE1 and NE6 of the adopted Wrexham Local Development Plan, TAN 5 and Planning Policy Wales (Edition 12).



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.