

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 BERTY DE JONG

Reference P/2023/0474

Agent PACE ARCHITECTURAL LTD
MR NEIL CAMBELL
20 HURST BANK
BEBINGTON WIRRAL
CH42 4NR

Date Received 12/07/2023

Decision Date 29/08/2024

Town and Country Planning Act, 1990
Section 73

Location of Application

UNIT 6 PACIFIC PARK BRIDGE ROAD NORTH WREXHAM INDUSTRIAL ESTATE
WREXHAM LL13 9PN

Description of Application

AMRYWIO AMOD 4 CANIATAD CYNLLUNIO P/2021/0494 I DIWYGIO
STRATEGAETH DRAENIO / VARIATION OF CONDITION 4 OF PLANNING
PERMISISON P/2021/0494 TO AMEND DRAINAGE STRATEGY.

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

National Policies and Technical Advice Notes (TAN):

Planning Policy Wales (Edition 12)
Welsh Government Circular 008/2018,

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment

Particulars of decision: REFUSED

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Reason(s)

1. A suitably robust justification for the non-compliance with the drainage hierarchy has not been submitted, and the details submitted demonstrating that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation are not considered appropriate. The proposal is therefore contrary to paragraph 6.4.18 of Planning Policy Wales, the Welsh Government Circular 008/2018, and policies SP14, DM1, NE1 and NE6 of the Wrexham Local Development Plan.

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](#)