

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	MRS BETHAN ROGERS	Code Number	GLY P/2022/0282
Agent	MRS BETHAN ROGERS 6 TAN Y BRYN PONTFADOG WREXHAM LL20 7AL	Date Received	15/03/2022
		Decision Date	27/10/2023

Town and Country Planning Act, 1990

Location of application

6 TAN Y BRYN, PONTFADOG, WREXHAM, LL20 7AL

Description of application

ESTYNIAD DEULAWR I OCHR YR EIDDO AC ESTYNIAD UNLLAWR I GEFN YR EIDDO / TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the development would not cause an adverse impact upon protected species, namely bats. The development is therefore contrary to the requirements of Chapter 6 of Planning Policy Wales (Edition 11), TAN 5 and Policy EC6 of the Wrexham Unitary Development Plan.

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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.