

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 LEE	Code No	GLY P/2022/1064
Agent	DIOGEL ARCHITECTURE MR ADAM MOKHTAR 3 CONNAUGHT HOUSE RIVERSIDE BUSINESS PARK BENARTH ROAD CONWY LL32 8UB	Date Received	05/12/2022
		Decision Date	26/09/2023

Town and Country Planning Act, 1990

Location of application

PEN Y GELLI, PONTFADOG, LLANGOLLEN, LL20 7AU

Description of application

NEWID DEFNYDD ADEILAD AMAETHYDDOL I LETY GWYLIAU / CHANGE OF USE OF AGRICULTURAL BUILDING TO HOLIDAY LET

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

CLF9	Visitor accommodation outside settlement limits
EC6	Biodiversity Conservation
GDP1	Development objectives
PS11	Biodiversity
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development would lead to increased phosphate inputs entering the fresh water catchment of the River Dee and Bala Lake Special Area of Conservation. A likely significant effect upon the integrity of the SAC cannot be ruled out, contrary to the requirements of Planning Policy Wales (Edition 11), Technical Advice Note 5, Policies PS11, GDP1 and EC6 of the Wrexham Unitary Development Plan, as well as the Environment (Wales) Act 2016 and the Conservation of Habitats and Species Regulations 2017 (as amended). Given the above, it is recommended that planning permission be refused.

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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