

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 PAUL HENDERSON-SOWERBY	Code No	LGC P/2022/0827
Agent	PAUL WHALE STUDIO 83 PAUL WHALE THE FORT OFFICES ARTILLERY BUSINESS PARK PARK HALL OSWESTRY SY11 4AD	Date Received	15/09/2022
		Decision Date	28/09/2023

Town and Country Planning Act, 1990

Location of application

DDOL ISA, GLYN CEIRIOG, LLANGOLLEN, WREXHAM, LL20 7NP

Description of application

TRAWSNEWID GAREJ YN LLETY GWYLIAU / CONVERSION OF GARAGE 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
GDP1	Development objectives
T1	Public transport
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