

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 T HANMER	Code No	HAN P/2022/0453
Agent	RICHARD CORBETT ROGER PARRY AND PARTNERS LLP THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	29/04/2022
		Decision Date	24/10/2023

Town and Country Planning Act, 1990

Location of application

TOP HOUSE FARM, BIG AROWRY, HANMER, WREXHAM, SY13 3EJ

Description of application

TRAWSNEWID ADEILAD AMAETHYDDOL I ANNEDD / CONVERSION OF AGRICULTURAL BUILDING TO DWELLING

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

EC13	Surface water run-off
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside
PS2	Development and the environment
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).

Applicant	MR T HANMER	Code Number	HAN P/2022/0453
Agent	RICHARD CORBETT ROGER PARRY AND PARTNERS LLP THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	29/04/2022
		Decision Date	24/10/2023



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