

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 CHRIS STOCKTON	Code No	MAR P/2023/0856
Agent	MISS EMILY BENNETT BASE 23 CHRISLETON ROAD CHESTER CH3 5UF	Date Received	30/11/2023
		Decision Date	29/01/2024

Town and Country Planning Act, 1990

Location of application

CHETWYND GROVE, BANGOR ROAD, MARCHWIEL, WREXHAM, LL13 0TF

Description of application

NEWID DEFNYDD O ANNEDD I SWYDDFEYDD (ÔL-WEITHREDOL) /
CHANGE OF USE OF DWELLING TO OFFICES (IN RETROSPECT)

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

DM1	Development Management Considerations
EM4	Employment Development Outside of Settlement Limits
SP2	Location of Development
T1	Managing Transport Impacts
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality

Particulars of decision that permission be REFUSED

Reason(s)

1. No information has been submitted to demonstrate that the development would not cause a likely significant effect upon the integrity of the River Dee and Bala Lake SAC by way of increased phosphate inputs. The application is therefore contrary to the requirements of TAN 5 and Policies NE1 and NE6 of the adopted Wrexham Local Development Plan.

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2. No information has been submitted to demonstrate how the works that have already been carried out have affected the biodiversity and ecological value of the site nor how this will be compensated for. It is therefore likely that some unacceptable harm has been caused to local wildlife and protected species. This is contrary to the requirements of Policies SP14, NE2 and DM1 of the Wrexham Local Development Plan. It also contravenes the advice contained within TAN 5 and Chapter 6 of Planning Policy Wales (Edition 11).
3. There are too many inaccuracies within the application form and submitted documents to enable a balanced decision to be made.



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