

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

|                  |                                                                                      |                      |                 |
|------------------|--------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | DR & MRS WILLIAM SEWARD                                                              | <b>Code No</b>       | CHI P/2022/0650 |
| <b>Agent</b>     | DAVID PARKER<br>DAVID PARKER ASSOCIATES<br>4 CROESWYLAN LANE<br>OSWESTRY<br>SY10 9PN | <b>Date Received</b> | 13/07/2022      |
|                  |                                                                                      | <b>Decision Date</b> | 31/05/2023      |

### **Town and Country Planning Act, 1990**

#### **Location of application**

FORMER METHODIST CHAPEL, PONT Y BLEW, CHIRK, WREXHAM, LL14 5BH

#### **Description of application**

TRAWSNEWID ADEILAD I ANNEDD / CONVERSION OF 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:-

|        |                                                                |
|--------|----------------------------------------------------------------|
| EC11   | Archaeology                                                    |
| EC13   | Surface water run-off                                          |
| EC4    | Hedgerows, Trees and Woodland                                  |
| EC5    | Special Landscape Areas                                        |
| EC6    | Biodiversity Conservation                                      |
| EC9    | Listed buildings of special architectural or historic interest |
| GDP1   | Development objectives                                         |
| H3     | Residential conversion of buildings outside settlement limits  |
| PS1    | Settlement limits                                              |
| PS11   | Biodiversity                                                   |
| PS2    | Development and the environment                                |
| PS3    | Brownfield Land                                                |
| PS4    | Settlement Pattern                                             |
| PS5    | Strategic housing provision                                    |
| PS8    | Transport network                                              |
| T8     | Parking                                                        |
| FW     | Future Wales: The National Plan 2040                           |
| PPW    | Planning Policy Wales (Edition 11)                             |
| TAN 11 | Noise                                                          |
| TAN 12 | Design                                                         |
| TAN 18 | Transport                                                      |

|                  |                                                                                      |                      |                 |
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|        |                                            |
|--------|--------------------------------------------|
| TAN 23 | Economic Development                       |
| TAN 24 | The Historic Environment                   |
| TAN 5  | Nature Conservation and Planning           |
| TAN 6  | Planning for Sustainable Rural Communities |

### **Particulars of decision that permission be REFUSED**

#### **Reason(s)**

1. Insufficient information has been submitted as part of the application to allow the Local Planning Authority to fully assess the potential impacts of the development upon protected species. The application is therefore contrary to the requirements of Policies PS11, GDP1 and EC6 of the Wrexham Unitary Development Plan, Technical Advice Note 5 and Parts 6.4.22 and 6.4.23 of Planning Policy Wales (Edition 11).
2. The proposed development would lead to increased phosphate inputs entering the freshwater 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).



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)