

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 DARREN COFFIN	Code No	COE P/2022/0138
Agent	MR DARREN COFFIN BRON OFFA BRACKEN COURT COEDPOETH WREXHAM LL11 3NJ	Date Received	28/01/2022
		Decision Date	12/10/2023

Town and Country Planning Act, 1990

Location of application

BRON OFFA, BRACKEN COURT, COEDPOETH, WREXHAM, LL11 3NJ

Description of application

NEWID DEFNYDD ADEILAD ATEGOL I LETY GWYLIAU / CHANGE OF USE OF ANCILLARY 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:-

EC6	Biodiversity Conservation
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the development will not have an adverse impact upon statutorily protected species. In the absence of such information, the development conflicts with policy EC6 of the Wrexham Unitary Development Plan and policy NE1 of the draft Local Development Plan.

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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