

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 R WILLIAMS	Code No	ISY P/2022/0550
Agent	ROGER PARRY AND PARTNERS LLP RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	15/06/2022
		Decision Date	11/12/2023

Town and Country Planning Act, 1990

Location of application

OLD FARM, BOWLING BANK, WREXHAM, LL13 9RT

Description of application

NEWID DEFNYDD ADEILAD O DDEFNYDD AMAETHYDDOL I DDEFNYDD MASNACHOL (MICRO-FRAGDY) A'R HOLL WAITH CYSYLLTIEDIG (OL-WEITHREDOL) / CHANGE OF USE OF BUILDING FROM AGRICULTURE TO COMMERCIAL B1/B8 (MICRO BREWERY) AND ALL ASSOCIATED WORKS (IN RETROSPECT)

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

E5	Employment in the countryside
E6	Small farm-based or related employment operations
EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development would have a detrimental impact upon highway safety and therefore conflicts with policy GDP1d of the Wrexham Unitary Development Plan and policy DM1 of the draft Local Development Plan.

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2. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales, policy EC6 of the Wrexham Unitary Development Plan and policies SP14 and NE1 of the draft Wrexham Local Development Plan.



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