

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 & MRS PROBIN	Code No	BRN P/2021/0079
Agent	ARH ARCHITECTURAL DESIGN A R HEWITT 206 LIVERPOOL ROAD WHITCHURCH SHROPSHIRE	Date Received	06/01/2021
		Decision Date	24/10/2023

Town and Country Planning Act, 1990

Location of application

THE DRURY, DRURY LANE, TYBROUGHTON, WHITCHURCH, SY13 3BD

Description of application

TROSI ADEILADU ALLANOL YN 5 ANNEDD / CONVERSION OF OUTBUILDINGS INTO 5 DWELLINGS

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
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
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. Insufficient information has been submitted to demonstrate that the development will not have an adverse impact on protected species. The development therefore does not accord with policy EC6 of the Wrexham Unitary Development Plan or policies SP14 and NE1 of the draft Local Development Plan.

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2. The development is likely to 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 Policy NE6 of the draft 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