

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 KEVIN GARRETT	Code No	CEF P/2021/1142
Agent	MR THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	17/05/2021
		Decision Date	27/09/2023

Town and Country Planning Act, 1990

Location of application

ZENITH POINT, PEN Y BRYN, PEN Y CAE, LL14 1TY

Description of application

GOSOD 2 GABAN A FYDD YN LLETY GWYLIAU GYDA LLE PARCIO AR BOB OCHR I'R CABAN / INSTALLATION OF 2 PODS FOR HOLIDAY LET WITH PARKING TO EACH SIDE OF POD

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

CLF10	Touring caravan and camping sites
CLF9	Visitor accommodation outside settlement limits
EC1	Green Barriers
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. 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.

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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