

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 JOHN MARSLAND	Code No	WOR P/2021/0923
Agent	RACHEL AND ANDREW SAXTY AND HEWITT ARH ARCHITECTURAL DESIGN 206 LIVERPOOL ROAD WHITCHURCH SY13 1UT	Date Received	21/09/2021
		Decision Date	08/08/2022

Town and Country Planning Act, 1990

Location of application

THE RIDINGS, CAE LICA LANE, SARN, WREXHAM, , SY14 7LW

Description of application

TRAWSNEWID GAREJ I LETY GWYLIAU / CONVERSION OF GARAGE TO HOLIDAY ACCOMMODATION

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

Particulars of decision that permission be REFUSED

Reason(s)

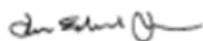
1. The proposal is views as an independent dwelling, not ancillary to the main dwelling. The site lies outside of a settlement limit and in open countryside and is therefore an inappropriate location for residential development and as such is contrary to Policies GDP1, PS1 and PS2 of the Wrexham Unitary Development Plan and the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2021
2. Insufficient information has been submitted to demonstrate that the proposal would not result in an increase in phosphate levels to the River Dee. The proposal would therefore be on conflict with Wrexham Unitary Development Proposals EC5, EC6 and EC13.
3. Inadequate drainage facilities are available for the satisfactory and proper development of the site, in contrary to UDP Policies EC6 and EC13.

Applicant	MR JOHN MARSLAND	Code Number	WOR P/2021/0923
Agent	RACHEL AND ANDREW SAXTY AND HEWITT ARH ARCHITECTURAL DESIGN 206 LIVERPOOL ROAD WHITCHURCH SY13 1UT	Date Received	21/09/2021 08/08/2022
		Decision Date	

4. The proposal is for holiday accommodation which is outside the settlement limits and therefore is contrary to policy PS1. In contrary to policy PS1 and PS2.

5. The development will result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation (SAC) and is likely to result in damaging effects to the SAC. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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