

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 DAVE WOODS	Code No	LGC P/2021/0996
Agent	DMC ARCHITECTURE AND DESIGN LTD MR DARREN McCARTNEY 9 BILSTON ROAD LIVERPOOL L17 6AS	Date Received	13/10/2021
		Decision Date	29/07/2022

Town and Country Planning Act, 1990

Location of application

, SOAR CHAPEL, LLANARMON ROAD, GLYN CEIRIOG, LLANGOLLEN, , LL20 7EU

Description of application

NEWID DEFNYDD ADEILAD O DDOSBARTH D1 (CAPEL) I DDOSBARTH C3 (ANEDD) / CHANGE OF USE OF BUILDING FROM CLASS D1 (CHAPEL) TO CLASS C3 (DWELLING HOUSE)

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

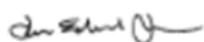
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. 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.

Applicant	MR DAVE WOODS	Code Number	LGC P/2021/0996
Agent	DMC ARCHITECTURE AND DESIGN LTD MR DARREN McCARTNEY 9 BILSTON ROAD LIVERPOOL L17 6AS	Date Received	13/10/2021 29/07/2022
		Decision Date	



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