

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 ROBERT LOMAX	Code No	CHI P/2022/0004
Agent	ASPECT CONSULTANTS MR DANIEL WYNN 85 GREAT PORTLAND STREET LONDON W1W 7LT	Date Received	04/01/2022
		Decision Date	26/08/2022

Town and Country Planning Act, 1990

Location of application

15, GEORGE STREET, CHIRK, WREXHAM, LL14 5HS

Description of application

ADEILADU ANNEDD A FFURFIO MYNEDFA I GERBYDAU / ERECTION OF DWELLING AND FORMATION OF VEHICULAR ACCESS

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
T8	Parking

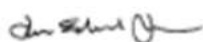
Particulars of decision that permission be REFUSED

Reason(s)

1. By virtue of the proposed first floor habitable room windows (bedroom and study), facing north, having obscure glazed windows as the only source of outlook from these rooms, the design would result in a substandard level of residential accommodation. This would be to the detriment of the residential amenities of the future occupiers of the development by restriction of outlook contrary to policy GDP1 of the Wrexham Unitary Development Plan and Local Planning Guidance Note No. 21 'Space around Dwellings'.

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2. By virtue of the discharge of wastewater from the proposed development, adding phosphorus into the River Dee and Bala Lake Special Area of Conservation (SAC), the proposed development would have a significant detrimental effect upon the SAC, contrary to Policy EC6 of the Wrexham Unitary Development Plan, paragraph 6.4.18 of Planning Policy Wales, Future Wales and TAN5.



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