

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 ANDREW SHIELD	Code Number	WRO P/2022/0027
Agent	MR ANDREW SHIELD 14 SALISBURY ROAD WREXHAM LL13 7AS	Date Received	11/01/2022
		Decision Date	04/04/2022

Town and Country Planning Act, 1990
Section 73

Location of application

30, RUABON ROAD, WREXHAM, LL13 7PH

Description of application

AMRYWIO AMOD RHIF 01 O 'NAW MYFYRIWR' I BEDWAR AR DDEG
PRESWYLYDD A THYNNU AMOD RHIF 02 CANIATAD CYNLLUNIO
P/2010/0310 / VARIATION OF CONDITION 01 FROM 'NINE STUDENTS'
TO FOURTEEN RESDENTS' AND REMOVAL OF CONDITION 02 OF
PLANNING PERMISSION P/2010/0310

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

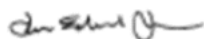
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. The development is likely to increase phosphate levels in the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal therefore conflicts with Policy EC6 of the Wrexham Unitary Development Plan.

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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