

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 AND MRS BELLIS	Code No	CEF P/2022/0468
Agent	ANDY WOODWARD JT DESIGN CONSULTANCY 5 ROYSTON AVENUE PADDINGTON WARRINGTON WA1 3EJ	Date Received	03/05/2022
		Decision Date	28/06/2022

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO, 1 MINFFORDD, BETHANIA ROAD, ACREFAIR, WREXHAM, LL14 3TT

Description of application

ADEILADU ANNEDD / ERECTION OF DWELLING

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

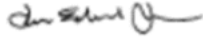
GDP1	Development Objectives
H2	Residential Development
PS1	Settlement Limits
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels which would be harmful to the River Dee and Bala Lake Special Area of Conservation (SAC). The proposal is therefore contrary to paragraph 6.4.18 of Planning Policy Wales and Policy EC6 of the Wrexham Unitary Development Plan.
2. Insufficient information has been received in respect of the topography of the site in relation to the immediate surroundings, and landscaping/boundary treatments to demonstrate that the development would not result in a loss of privacy to dwellings to the south of the site on Bethania

Road. The proposal is therefore contrary to Policies GDP1 and H2 of the Wrexham Unitary Development Plan and Local Planning Guidance Note 21.



Ian Jones

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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