

In pursuance of its powers under the Acts an 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	J C DYKE / KEF PROPERTIES	Code No	RHO P/2020/0389
Agent	DPA LTD MR GARETH EDWARDS SALOP HOUSE 13 SALOP ROAD OSWESTRY SY11 2NR	Date Received	16/07/2020
		Decision Date	19/08/2022

Town and Country Planning Act, 1990

Location of application

LAND AT, GUTTER HILL, JOHNSTOWN, WREXHAM, LL14 1LT

Description of application

UNEDAU MASNACHOL / DIWYDIANNOL AR GYFER DEFNYDD B1 A B8 A MYNEDIAD NEWYDD I GERBYDAU / COMMERCIAL / INDUSTRIAL UNITS FOR B1 AND B8 USE AND NEW 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
PS1	Broad Location of Development
PS2	Development and the environment
PS11	Biodiversity
GDP1	Development Objectives
T8	Parking

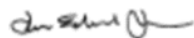
Particulars of decision that permission be REFUSED

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. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.

Applicant	J C DYKE / KEF PROPERTIES	Code Number	RHO P/2020/0389
Agent	DPA LTD MR GARETH EDWARDS SALOP HOUSE 13 SALOP ROAD OSWESTRY SY11 2NR	Date Received	16/07/2020 19/08/2022
		Decision Date	

2. Insufficient information has been submitted to demonstrate that the proposed development would not result in adverse harm being caused to an identified protected species, being Great Crested Newts from the Johnstown Newt site Special Area of Conservation (SAC). The site forms part of an identified Key Strategic network for Great Crested Newts and the applicant has failed to provide sufficient replacement habitat mitigation to demonstrate that there would be no adverse harm to the natural environment and local biodiversity, contrary to the requirements of Policies PS2 and EC6 of the Wrexham UDP, LPGN32, LPG35 and with TAN 5. In this regard, the benefit of the scheme would not outweigh the identified harm that would be caused.



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