

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 CLWYD ROBERTS AND MRS SANDRA WILLIAMS	Code No	CHI P/2021/1184
Agent	MR CLWYD ROBERTS AND MRS SANDRA WILLIAMS COED Y NANT CROSS STREET PENTRE CHIRK WREXHAM LL14 5AN	Date Received	08/12/2021
		Decision Date	24/05/2022

Town and Country Planning Act, 1990

Location of application

LAND NORTH WEST OF THE BARN, CROSS STREET, PENTRE, CHIRK, WREXHAM, LL14 5AN

Description of application

NEWID DEFNYDD TIR O DDEFNYDD MARCHOGAETH I DDEFNYDD PRESWYL ER MWYN GOSOD CARAFAN STATIG (OL-WEITHREDOL) / PROPOSED CHANGE OF USE OF LAND FROM EQUINE TO RESIDENTIAL TO HOUSE STATIC CARAVAN (IN RETROSPECT)

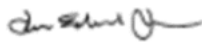
In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The site is located outside of a settlement limit and within a Green Barrier, where there is a presumption against new residential development. The development does not accord with policies GDP1, PS2, H5 and EC1 of the Wrexham Unitary Development Plan.
2. The development will have a detrimental impact upon the setting of the World Heritage Site and therefore conflicts with policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
3. Insufficient information has been submitted to demonstrate that the proposed development would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area of Conservation. The proposal is contrary to paragraph 6.4.18 of Planning Policy Wales and policy EC6 of the Wrexham Unitary Development Plan.



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