

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/2020/0388
Agent	DPA LTD GARETH EDWARDS SALOP HOUSE 13 SALOP ROAD OSWESTRY SY11 2NR	Date Received	16/07/2020
		Decision Date	31/08/2022

Town and Country Planning Act, 1990

Location of application

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

Description of application

CREU GLASWELLTIR AR GYFER MADFALLOD CRIBOG MAWR /
CREATION OF GRASSLAND FOR GREAT CRESTED NEWTS

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
PS1	Settlement limits
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

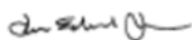
Particulars of decision that permission be REFUSED

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.
2. Insufficient information has been submitted to demonstrate that the proposed development would not result in adverse harm being caused to an

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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 replacement habitat mitigation proposed through this proposal is insufficient to demonstrate that there would be no adverse harm to the natural environment and local biodiversity as a result of the wider development of the site, 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