

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 PAUL BIGNELL GAROB DEVELOPMENTS LTD	Code No	ESC P/2022/0042
Agent	MR PAUL BIGNELL LLANERCH COTTAGE YR OCHR FRONCYSYLLTE LL20 7RS	Date Received	13/01/2022
		Decision Date	14/07/2022

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

LAND TO THE SOUTH OF, THE OLD BLACK HORSE PUBLIC HOUSE, HIGH STREET, RHOSTYLLLEN, WREXHAM, LL14 4AG

Description of application

RHYDDHAU AMOD 7 (DRAENIO) CANIATAD CYNLLUNIO P/2016/0809 / DISCHARGE OF CONDITION 7 (DRAINAGE) OF PLANNING PERMISSION P/2016/0809

DECISION

The details submitted for approval in connection with matters reserved by condition 7, as mentioned above, are not acceptable and the application is therefore **REFUSED**

Reason

The proposed development would 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.

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

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