

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	R W AND JL EDWARDS	Code No	CEI P/2022/0423
Agent	RICHARD CORBETT ROGER PARRY AND PARTNERS LLP THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	27/04/2022
		Decision Date	27/06/2022

Town and Country Planning Act, 1990

Location of application

TYN TWLL, TYN TWLL ROAD, LLANARMON DC, WREXHAM, , LL20 7LH

Description of application

NEWID DEFNYDD TIR AMAETHYDDOL I DWRISTIAETH A GOSOD DAU GABAN / CHANGE OF AGRICULTURAL LAND TO TOURISM AND SITING OF TWO LODGES

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

CLF9	Visitor accommodation outside settlement limits
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
PS4	Settlement pattern and character
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The development is located outside of a settlement limit where there is a presumption against new residential or tourism development. The development does not accord with policies GDP1a, H5 CLF9 PS2 and PS4 of the Wrexham Unitary Development Plan.

2. Due to the extent of development proposed on this elevated and sloping site within a Special Landscape Area the development will have a detrimental impact upon the character, tranquillity and appearance of the area and therefore conflicts with policies GDP1a EC5 and PS2 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.

Note(s) to applicant

The drawings referred to in this decision are:

RJC-MZ514-01 / 2 Location Plan

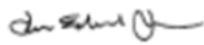
RJC-MZ514-02 / 2 Block Plan

LV1 Planting proposals

Long Mountain Chalet

Llangedwyn Chalet

Drainage reports and details



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