

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 JOHN LLOYD	Code No	LGC P/2021/0994
Agent	MR DAVID LAMB PLATT WHITE PARTNERSHIP 94 BOUGHTON CHESTER CH3 5AQ	Date Received	11/10/2021
		Decision Date	22/11/2021

Town and Country Planning Act, 1990

Location of application

ODDI AR Y TWMPATH, GARTH, GLYN CEIRIOG, WREXHAM, LL20 7LY

Description of application

TROSI ADEILAD AMAETHYDDOL YN LLETY GWYLIAU 4 YSTAFELL WELY
/ CONVERSION OF AGRICULTURAL BUILDING INTO 4 BED HOLIDAY LET

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
H3	Residential conversion of buildings outside settlement limits

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal, by virtue of the extent of openings and amount of glazing proposed, would harm the traditional character and appearance of the original building and make no positive contribution to the locality, conflicting with UDP Policy GDP1 and LPG 03.
2. Insufficient information has been submitted to demonstrate that the proposal would not result in a detrimental impact on bats, a European Protected Species. The proposal conflicts with UDP Policy EC6.
3. Insufficient information has been submitted to demonstrate that the proposal would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation. The proposal conflicts with UDP Policy EC6.
4. The proposal would result in direct overlooking impacts into the living room window on the south elevation of the building to the north of the application site, labelled as Building 3 on the 1:500 Proposed Site Plan,

resulting in a loss of privacy, to the detriment of the occupiers of both buildings. The proposal conflicts with UDP Policy GDP1 and LPG 21.

A handwritten signature in black ink, appearing to read 'L. J. Jones'.

**Officer Appointed for this purpose
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