

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 & MRS COVINGTON	Code No	LGC P/2021/0055
Agent	ANDREW DESIGN SERVICE MR M ANDREW 4a STATION AVENUE CHIRK WREXHAM LL14 5LS	Date Received	07/01/2021
		Decision Date	29/11/2021

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO BRONYDD ACCESS, HIGH STREET, GLYN CEIRIOG, WREXHAM, LL20 7EH

Description of application

CODI ANNEDD DEULAWR AR WAHAN / ERECTION OF TWO STOREY DETACHED DWELLING

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
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 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 EC6 of the Wrexham Unitary Development Plan.

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