

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 K BARKER AND MRS T WILSON	Code Number	MAE P/2021/1158
Agent	MISS BRYONY CHAMBERS TOWERS AARON AND PARTNERS LLP 5-7 GROSVENOR COURT CHESTER CH1 1HG	Date Received	01/12/2021
		Decision Date	01/03/2022

Town and Country Planning Act, 1990
Section 73

Location of application

LAND AT TUPA, PENLEY HALL DRIVE, PENLEY, WREXHAM, LL13 0LU

Description of application

AMRYWIO AMODAU 1 A 3 CANIATAD CYNLLUNIO P/2019/0835 (APP/H6955/A/20/3258703) I YMESTYN Y CYFNOD AMSER AR GYFER CYFLWYNO CYNLLUNIAU A MANYLION Y MATERION A GADWYD YN OL I 2 FLYNEDD O DDYDDIAD RHOI'R CANIATAD / VARIATION OF CONDITIONS 1 AND 3 OF PLANNING PERMISSION P/2019/0835 (APP/H6955/A/20/3258703) TO EXTEND THE TIME PERIOD FOR SUBMISSION OF PLANS AND PARTICULARS OF THE RESERVED MATTERS TO 2 YEARS FROM THE DATE OF GRANT OF PERMISSION.

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

Particulars of decision that permission be REFUSED

Applicant	MR K BARKER AND MRS T WILSON	Code Number	MAE P/2021/1158
Agent	MISS BRYONY CHAMBERS TOWERS AARON AND PARTNERS LLP 5-7 GROSVENOR COURT CHESTER CH1 1HG	Date Received	01/12/2021
		Decision Date	01/03/2022

Reason

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 therefore contrary to paragraph 6.4.18 of Planning Policy Wales – Edition 11 and Policy EC6 of the Wrexham Unitary Development Plan.



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