

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 SPENCER FOWLES	Code No	HOL P/2021/0474
Agent	GERAINT LEWIS ASSOCIATES LTD RHYN RHEDYN LLANELLYD DOLGELLAU WREXHAM LL40 2SU	Date Received	26/04/2021
		Decision Date	17/11/2021

Town and Country Planning Act, 1990

Location of application

CLAYS COTTAGE CARAVAN AND LEISURE PARK, BRYN ESTYN ROAD,
WREXHAM, LL13 9UB

Description of application

YMESTYN AC ADNEWYDDU'R DDERBYNFA A'R ADEILAD
CYFLEUSTERAU PRESENNOL / EXTENSION AND REFURBISHMENT OF
EXISTING RECEPTION AND FACILITIES BUILDING

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
EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives

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.
2. Insufficient information has been submitted to demonstrate that the proposal would not result in the loss of, damage to, or pressure to the trees located near to the proposed extensions. These trees are considered to make

an important contribution to the appearance of the site and wider rural landscape. The proposals therefore conflict with policies GDP1(a) and EC4 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