

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 LITTLE	Code No	GLY P/2021/0189
Agent	MR & MRS LITTLE WERN TOWER FARM PONTFADOG LLANGOLLEN LL20 7AT	Date Received	25/02/2021 03/09/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, WERN TOWER, PEN BRYN WERN TOWER ROAD, PONTFADOG, WREXHAM, , LL20 7AT

Description of application

TRAWSNEWID YSGUBOR I GWESTY BACH DWY YSTAFELL WELY /
CONVERSION OF A BARN INTO A TWO BEDROOM GUEST HOUSE

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
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 proposal would have no adverse impact on bats, a European Protected Species. In the absence of this information, the proposal has not demonstrated compliance with UDP Policy EC6.
2. Insufficient information has been submitted to demonstrate that the building is capable of conversion without significant alteration or re-building, tantamount to the erection of a new structure in the open countryside. The proposal conflicts with UDP Policy CLF9.
3. Insufficient information has been submitted to demonstrate that the proposal 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 UDP Policy EC6.

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREF a»/«APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received Decision Date	«APPReceived» «APPDECDATE»

Note(s) to applicant



**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