

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	LEEZA AND MIKE STEGGLES	Code No	GRE P/2021/0780
Agent	MR LIAM MARSDEN RAISE ARCHITECTS 50 WATERGATE STREET CHESTER CH1 2LA	Date Received	05/08/2021
		Decision Date	22/12/2021

Town and Country Planning Act, 1990

Location of application

CEDAR HALL, THE GREEN, ROSSETT, WREXHAM, LL12 8RG

Description of application

ADDASU AC YMESTYN STABLAU PRESENNOL A CHODI GAREJ /
CONVERSION AND EXTENSION OF EXISTING STABLE BLOCK AND
ERECTION OF GARAGE

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. 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 dwelling in the open countryside. The proposal conflicts with UDP Policy H3.
2. In the absence of a safe and satisfactory vehicular access, the proposed development does not make adequate provision for the safety of all road users contrary to Policies GDP1 (d) and (e) of the Wrexham Unitary Development Plan.
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.



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