

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		Code No	WRR P/2021/0694
Agent	MR ANDREW KELLY UAN ARCHITECTURE 17 WYNNSTAY ROAD COLWYN BAY LL29 8NB	Date Received	01/07/2021
		Decision Date	18/11/2021

Town and Country Planning Act, 1990

Location of application

9, GROVE ROAD, WREXHAM, LL11 1DY

Description of application

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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
EC6	Biodiversity Conservation
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H11	Residential and nursing homes
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposals would involve the loss of a valuable orchard and a Cherry Tree and would pose a risk to a Beech Tree which would be detrimental to the character of the garden whilst also resulting in a loss of priority habitat and significant biodiversity. As such the proposals would be

contrary to policies GDP1, EC4 and EC6 of the Wrexham UDP, PPW11 (paragraph 6.4.5) and Wrexham County Borough Council Tree and Woodland Strategy.

2. 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