

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	MISS JESSICA HOUGHTON	Code No	LGC P/2021/0745
Agent	MISS JESSICA HOUGHTON CAPEL PENUEL PANDY GLYN CEIRIOG WREXHAM LL20 7PD	Date Received	21/06/2021
		Decision Date	16/09/2021

Town and Country Planning Act, 1990

Location of application

THE WHARF, PANDY, GLYN CEIRIOG, WREXHAM, LL20 7NT

Description of application

NEWID DEFNYDD Y LANFA I ARDD, GAN GYNNWYS TY HAF, STORFA GOED A DEILDY A LLE PARCIO I'R ANNEDD PRESENNOL GYFERBYN (CAEPL PENUEL) (RHANNOL OL WEITHREDOL) / CHANGE OF USE OF THE WHARF TO GARDEN, INCLUDING SUMMER HOUSE, LOG STORE AND ARBOUR AND PARKING FOR EXISTING DWELLING OPPOSITE (CAPEL PENUEL) (PARTLY IN RETROSPECT)

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

EC12	Development and flood risk
EC6	Biodiversity Conservation
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposals are a form of development which have resulted in the net loss of biodiversity which has not been mitigated for and may have impacted upon protected species. As such the proposal is not considered to meet the aims and objectives of UDP policy EC6 or Planning Policy Wales 11.



**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