

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 JOHN LLOYD	Code No	LGC P/2020/0316
Agent	PLATT WHITE PARTNERSHIP MR DAVID LAMB 94 BROUGHTON CHESTER CH3 5AQ	Date Received	07/06/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

ODDI AR Y TWMPATH, , GLYN CEIRIOG, WREXHAM, LL20 7LY

Description of application

TROSI'R ADEILAD AMAETHYDDOL PRESENNOL YN OSODIAD GWYLIAU / CONVERSION OF EXISTING AGRICULTURAL BUILDING INTO HOLIDAY LET PROPERTY

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted with the application to demonstrate that the proposal is capable of conversion without tantamount to the erection of a new dwelling outside a settlement limit. In the absence of this information, the proposal would conflict with UDP Policies H3 and H5 of the Wrexham UDP as well as the provisions set out within Local Planning Guidance Note 03 and 13.
2. The proposal, by virtue of the resultant design and appearance of the building as well as the design, appearance and extent of the unauthorised access road, would alter the form, character and appearance of the original building as well as the site and locality itself, detrimentally impacting on the

building, as well as this open countryside location and surrounding landscape. The proposal would be contrary to Policies GDP1 and H3 of the Wrexham UDP, as well as LPG 03 and 13.

3. Insufficient information has been submitted with the application to demonstrate that the proposal would have no adverse impact on bats. The proposal would conflict with UDP Policy EC6.

A handwritten signature in black ink, appearing to read 'L. 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