

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 HUGHES AND MR ABASSI **Code No** LGC P/2016/1102

Agent	F SUMMERFIELD T/A TORPLAN LTD MR FRANK SUMMERFIELD 216 HEATON MOOR ROAD HEATON MOOR SOUTHPORT SK4 4DU	Date Received	05/12/2016
		Decision Date	05/08/2020

Town and Country Planning Act, 1990

Location of application

UPPER MILLS TROUT FARM, GLYN CEIRIOG, LLANGOLLEN, WREXHAM, LL20 7HB

Description of application

CHANGE OF USE OF BUILDINGS AND LAND FROM FISH FARMING TO DOMESTIC, FILLING IN SOME FISHPONDS, RE-CONSTRUCTION OF STABLING AND FIRST FLOOR EXTENSION TO DWELLING

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
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
MW13	Waste disposal
PS11	Biodiversity
PS2	Development and the environment

Particulars of decision that permission be REFUSED

Reason(s)

1. Insufficient information has been submitted to assess the impact that the development will have on statutorily protected species and the Special Area of Conservation (SAC). In the absence of such information, the development will prejudice the favourable conservation status of those species and therefore conflicts with policy EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The plans referred to in this decision are:

Location Plan

01a House extension

02 Proposed elevations 1

03 proposed elevations 2

04 Existing drawings

05 Existing drawings

06a Land use

07 Stables

A handwritten signature in black ink, appearing to read 'L. J. A.', is positioned below the list of plans.

**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