In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Natasha Ware

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0281

Date Received 20/03/2025

Decision Date 14/08/2025

Town and Country Planning Act, 1990

Location of Application

81 BENJAMIN ROAD, WREXHAM, LL13 8EG

Description of Application

CODI 2 FFLAT UN YSTAFELL WELY A NEWIDIADAU I'R FYNEDFA BRESENNOL I GERBYDAU A'R PARCIO CYSYLLTIEDIG

ERECTION OF 2 NO ONE BEDROOM APARTMENTS AND ALTERATIONS TO EXISTING VEHICULAR ACCESS AND ASSOCIATED PARKING

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

Future Wales Policy 1 - Where Wales will grow
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H2 - Residential Development (of Unannotated Land) within Settlements
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development

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Particulars of decision : REFUSED

Reason(s)

1. The River Dee where the WwTW discharges into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently it is not possible to conclude that the proposed development would not have a significant effect on the SAC.

   Having regard to the above, the proposed development would not accord with UDP policy EC6.

2. By virtue of its siting, the proposed development would appear discordant in the street-scene and would not respect the prevailing character of the area, contrary to UDP policies PS2 and GDP1 (a).

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council