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 MR TIMOTHY THORPE

Reference P/2026/0106

Decision Date 20/08/2026

Town and Country Planning Act, 1990

Location of Application

MAELOR YOUTH CLUB, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3UF

Description of Application

ADNEWYDDU CANIATÂD CYNLLUNIO P/2018/0634 - DYMCHWEL HEN GLWB IEUENCTID MAELOR, CAIS AMLINELLOL AR GYFER DATBLYGIAD PRESWYL AC ADEILADU MYNEDFA NEWYDD/ RENEWAL OF PLANNING PERMISSION P/2018/0634 - DEMOLITION OF FORMER MAELOR YOUTH CLUB, OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF NEW ACCESS

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H2 - Residential Development (of Unannotated Land) within Settlements
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. The proposed development would discharge to the public sewer system which drains to the Cefn Mawr Wastewater Treatment Works (WwTW). The WwTW benefits from an up-to-date Environmental Permit. The wastewater discharges from the site could be accommodated within the revised permit limits. However, despite discharges from the WwTW being below permitted limits, use of this 'headroom' would lead to a net increase in phosphorus being discharged into the River Dee & Bala Lake SAC.

   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. The proposed development would therefore not accord with UDP policies EC6 and EC14.

2. Insufficient information has been submitted with the application to allow the LPA to conclude that there would be no harm to protected species and habitats. The proposal is therefore considered to be unacceptable in this respect and to be contrary to Policies GDP1(h) and EC6 of the Wrexham Unitary Development Plan.

3. Insufficient information has been submitted with the application to allow the LPA to conclude that there would be no harm to existing trees and hedgerows. The proposal is therefore considered to be unacceptable in this respect and to be contrary to Policy EC4 of the Wrexham Unitary Development Plan.

4. Insufficient information has been provided with the application to allow the LPA to adequately assess whether the scale of the proposed development would be appropriate for the character and appearance of the surrounding area and therefore fails to comply with Article 3(4) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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5. Planning Policy Wales (PPW12) requires development to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped. All development regardless of size must not only mitigate any negative impacts of the development but also have a positive benefit for biodiversity which will be in place for the lifetime of the development. Enhancements should be onsite, proportional to the size of development, tailored towards features valuable in the area or providing linking habitats GIS and plan. Insufficient information has been submitted with the application to demonstrate that suitable NBB could be provided that would meet the requirements of PPW12 and the proposal is therefore considered to be unacceptable and to be contrary to National Policy and Policy EC6 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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