

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 ETONBROOK LTD

Reference P/2023/0775

Agent DAVID WATKIN
79 CHESTER ROAD
SALTERSWALL
WINSFORD
CHESHIRE CW7 2NG

Date Received 31/10/2023

Decision Date 08/07/2024

Town and Country Planning Act, 1990

Location of Application

COED DERWEN, GROVE LANE, ERBISTOCK, WREXHAM, LL13 0DN

Description of Application

ADDASIADAU I FYNEDFA CERBYD PRESENNOL A CHREU MYNEDFA NEWYDD
I GERBYDAU
MODIFICATIONS TO EXISTING VEHICULAR ACCESS AND CREATION OF NEW
VEHICULAR ACCESS

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

National Policies and Technical Advice Notes (TAN):

TAN 18: Transport

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development

Revision	Date	Description of Decision
0	08/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Applicant ETONBROOK LTD

Reference P/2023/0775

Agent DAVID WATKIN
79 CHESTER ROAD
SALTERSWALL
WINSFORD
CHESHIRE CW7 2NG

Date Received 31/10/2023

Decision Date 08/07/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
2023/60/02 REV B, Green Infrastructure Statement and Net Biodiversity Benefit Plan 3rd July 2024
3. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway along the entire site frontage within the visibility splays as detailed on approved Dwg No: 2023/60/02 REV B. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement and Net Biodiversity Benefit Plan [Dated: 3rd July 2024], have been implemented in full. The measures shall thereafter maintained for the lifetime of the development

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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 ETONBROOK LTD

Reference P/2023/0775

Agent DAVID WATKIN
79 CHESTER ROAD
SALTERSWALL
WINSFORD
CHESHIRE CW7 2NG

Date Received 31/10/2023

Decision Date 08/07/2024

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)