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

Applicant Mr Michal Sokolowski

Reference P/2024/1013

Decision Date 23/07/2024

Town and Country Planning Act, 1990

Location of Application

35 WILLOW BRIDGE COURT, WREXHAM, LL13 8DX

Description of Application

PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT
PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP7 - Wrexham City
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	23/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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 Michal Sokolowski

Reference P/2024/1013

Decision Date 23/07/2024

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Site Plan from Buy A Plan;
   - Location from Buy A Plan;
   - Green Infrastructure Statement including Net Biodiversity Benefit Plan.

2. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement including Net Biodiversity Benefit Plan have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

3. The use as permitted shall cease and be abandoned no later than one year from the date of this permission.

4. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities on site booking or driver rest room facilities and no customers shall be picked up or set down at the premises.

5. No more than two private hire vehicles shall be kept at or operated from the premises.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3 To enable the impacts of the development on highway safety and residential amenity in terms of policy DM1 of the Wrexham Local Development Plan to be re-assessed at the end of this period.

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

Applicant Mr Michal Sokolowski

Reference P/2024/1013

Decision Date 23/07/2024

4 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

5 To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.



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