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 DEBORAH AND MR JOHN CORCORAN

Reference P/2024/1080

Decision Date 25/07/2024

Town and Country Planning Act, 1990

Location of Application

73 FFORDD GLYN, WREXHAM, LL13 7QW

Description of Application

PARHAU I BARCIO A GWEITHREDU 2 GERBYD HURIO PREIFAT (A RODDWYDDAN GOD RHIF P/2023/0332 YN FLAENROL) / CONTINUED USE OF PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES (PREVIOUSLY GRANTED UNDER CODE NO P/2023/0332)

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	25/07/2024	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

1. No more than two private hire vehicles shall be operated from the premises at any time.

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Applicant MRS DEBORAH AND MR JOHN CORCORAN

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2. The property shall be used solely as a dwelling and an ancillary administrative centre for the private hire operation. There shall be no waiting facilities, booking or driver rest room facilities on site and no customers shall be picked up or dropped off at the property.

3. The net benefit for biodiversity (NBB), Wildlife Woodstone Nest Box, as shown on the email from Deborah Corcoran, dated 23 July 2024, shall be implemented on site within 60 days of the date of this decision. The measures shall thereafter maintained for the lifetime of the development.

Reason(s)

1 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

2 In the interests of highway safety and the protection of residential amenity in accordance with Policy DM1 of the Wrexham Local Development Plan.

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



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