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	MESSRS O A & H OWEN LOMAC LTD	**Code Number**	SES P/2015/0181
Agent	FORGE PROPERTY CONSULTANTS LTD MR CHARLES LAWSON LANE END TEDSMORE ROAD WEST FELTON OSWERSTRY SY11 4ER	**Date Received**	10/03/2015
		Decision Date	28/06/2017

Town and Country Planning Act, 1990

Location of application

PLAS FRON, PORTHWGAN LANE, CROSS LANES, WREXHAM, LL13 0TP

Description of application

CONSTRUCTION OF NEW VEHICULAR ACCESS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1 Development objectives

Revision	Date	Description of Decision
0	28/06/2017	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of ONE year from the date of this permission.
2. The development shall be carried out in strict accordance with approved drawings nos:
i) PF-AA-500 Revision G
ii) PF-LS-503 Revision B
iii) PF-LS-508
3. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining

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carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

4. Prior to first use of the development hereby approved the new highway access onto the A525 serving the proposed development shall provide adequate forward visibility providing a stopping slight distance of 120m for vehicles approaching the proposed access from the north west along the A525.

5. Within one month of the first use of the access hereby granted planning permission the existing access road shall be permanently closed to vehicular traffic in accordance with the details shown on approved drawing no. PF-AA-500 Revision G.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure that adequate visibility is provided at the proposed point of access to the highway.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. In the interests of highway safety.

Note(s) to applicant

Compliance with condition 05 will require implementation of a Traffic Regulation Order to prohibit the use of the existing access road by motor vehicles. The applicant will need to contact Wrexham County Borough Council Environmental and Planning - Highways regarding this matter.

Officer Appointed for this purpose
Head of Environment and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm