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 WREXHAM COUNTY BOROUGH COUNCIL

Reference P/2024/1130

Decision Date 16/09/2024

Town and Country Planning Act, 1990

Location of Application

43 BRYN HEDD, SOUTHSEA, WREXHAM, LL11 6RB

Description of Application

FFURFIO MYNEDFA I GERBYDAU
FORMATION OF VEHICULAR ACCESS

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
SP12 - Design Principles & Masterplanning Framework
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	16/09/2024	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Dwg no. 01 Rev Preliminary - Proposed site layout plan received by the LPA on the 13.09.2024

3. The external surfaces of the building(s) shall be constructed of the materials specified on Dwg no. 01 Rev Preliminary - Proposed site layout plan received by the LPA on the 13.09.2024

4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on 'Dwg no. 01 Rev Preliminary - Proposed site layout plan received by the LPA on the 13.09.2024 have been implemented in full. The measures shall thereafter maintained for the lifetime of the development

5. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.

6. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

7. There shall be no gates or other means of enclosure across the vehicular access point or along the driveway leading to the rear parking/turning area.

8. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

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3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 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.

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

6 To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

8 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

Welsh Water informative
The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam

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Applicant WREXHAM COUNTY BOROUGH COUNCIL

Reference P/2024/1130

Decision Date 16/09/2024

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