

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 MR JOHN LODWICK

Reference P/2023/0866

Decision Date 07/10/2024

Town and Country Planning Act, 1990

Location of Application

63 HENBLAS ROAD, RHOSTYLLEN, WREXHAM, LL14 4AB

Description of Application

FFURFIO MYNEDFA I GERBYDAU (OL WEITHREDOL) / FORMATION OF VEHICULAR ACCESS (IN RETROSPECT)

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

SP11 - Transport and Accessibility

SP14 - Natural Environment

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	07/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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): Accompanying Application Form, Supporting Photographs, Site/Location Plan Ref 15/75A dated March 1996 and Proposed Plan - 63 Henblas Road drop kerb - Reference number TQRQM23260141233961.
2. The development hereby permitted shall include the measures to deliver net benefit for biodiversity (NBB) included within the email sent on 3rd October 2024 which must be implemented in full within three months of this planning approval. The measures shall thereafter be maintained for the lifetime of the development.
3. By three months 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.
4. 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 within three months of this approval and thereafter permanently retained.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected, constructed or placed across this access to the highway.

Reason(s)

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

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- 2 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 3 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.
- 4 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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](#)