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 James Hughes

Reference P/2024/1166

Decision Date 04/12/2024

Town and Country Planning Act, 1990

Location of Application

127 HERBERT JENNINGS AVENUE, ACTON, WREXHAM, LL12 7YT

Description of Application

ADEILADU CYNTEDD A FFURFIO MYNEDFA I GERBYDAU
ERECTION OF PORCH AND 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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	04/12/2024	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.

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 James Hughes

Reference P/2024/1166

Decision Date 04/12/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 2408 (PL) 04, 2408 (PL) 05

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 28/11/2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. 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.

5. The vehicular access hereby approved shall take the form of a dropped vehicular crossing.

6. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 25 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

7. 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 within shall be erected, constructed or placed across the access within 5 metres of the highway boundary.

Reason(s)

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

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 James Hughes

Reference P/2024/1166

Decision Date 04/12/2024

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

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

4. 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.

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

6. To ensure that adequate visibility is provided at the proposed point of access to the highway 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.

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