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 WREXHAM COUNTY BOROUGH COUNCIL

Agent ADAM HUMPHREYS
WREXHAM COUNTY BOROUGH COUNCIL
COUNCIL OFFICES,
RUTHIN ROAD,
WREXHAM, LL13 7TU

Reference P/2024/1244

Date Received 05/07/2024

Decision Date 11/12/2024

Town and Country Planning Act, 1990

Location of Application

26 WHEATSHEAF LANE, GWERSYLLT, WREXHAM, LL11 4DR

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
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	11/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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.2324677, Design and Access Statement and Green Infrastructure Statement.

3. 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.

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. Nothing shall be planted , allowed to grow or erected that obstructs the 2m x 25m visibility splay in both directions.

6. No gate, fence or wall shall be installed that has the potential to slow vehicular access into the driveway, or swing out obstructing the pavement/road.

7. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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

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

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

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 and so comply with policy T1 of the Wrexham Local Development Plan.

6. In the interests of highway safety and so comply with policy T1 of the Wrexham Local Development Plan.

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

Note(s) to applicant

The applicant is requested to coordinate with the Council's Highway Roadworks Team for the necessary S184 agreement/access.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council