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	MR GEORGE HANMER	**Code Number**	WRR P/2023/0656
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	**Date Received**	14/09/2023
		Decision Date	23/11/2023

Town and Country Planning Act, 1990

Location of application

LAND TO THE REAR OF, 35 AND 37 HAMPSHIRE DRIVE, WREXHAM, LL11 2US

Description of application

MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLOL P/2021/0343 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI ANNEDD / RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2021/0343 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF DWELLING

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on and in accordance with the conditions attached to that permission

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
T8 Parking

Revision	Date	Description of Decision
0	23/11/2023	Reserved matters approval issued
1	15/04/2025	P/2025/0187 – Condition 2 discharged

Particulars of decision APPROVAL of reserved matters
Subject to the following:-

Condition(s)

Applicant	MR GEORGE HANMER	**Code Number**	WRR P/2023/0656
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	**Date Received**	14/09/2023
		Decision Date	23/11/2023

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered HI60/003, HI60/005 and as contained within the application documentation.
2. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Condition 2 Discharged (P/2025/0187) – 15/04/2025

3. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
4. Prior to first use of development, a pavement crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.
5. 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.
6. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
7. 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.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Applicant	MR GEORGE HANMER	**Code Number**	WRR P/2023/0656
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	**Date Received**	14/09/2023
		Decision Date	23/11/2023

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of pedestrian safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 22/11/2025.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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