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 Ms Jan Jones

Reference P/2025/0039

Decision Date 27/05/2025

Town and Country Planning Act, 1990

Location of Application

RIVERSDALE, PANT LANE, GRESFORD, WREXHAM, LL12 8EU

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 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	27/05/2025	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

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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):
   - Location Plan ref: TQRQM25021105817552 dated 21 Jan 2025;
   - Block Plan: As Proposed ref: 932/L(9)01 Revision D dated 30/04/2025;
   - Green Infrastructure Statement and Net Biodiversity Benefit (NBB) document;
   - Green Infrastructure Plan (hand-drawn);
   - Email detailing location of NBB measures from Jan Jones to Sarah Hill dated 08/04/2025.

3. The development hereby permitted shall not be first used until the measures to deliver net benefit for biodiversity (NBB) as outlined in the Green Infrastructure Statement and Net Biodiversity Benefit (NBB) document and the email from Jan Jones to Sarah Hill dated 08/04/2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Nothing shall be planted, allowed to grow or erected within or on the boundaries of the site to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 1.0 metres measured from behind the back of the footway along the entire site frontage.

5. Prior to the proposed parking area first being used, the Aco drain shown on drawing no. 932/L(9)01 Revision D and the dropped kerb shall be fully installed.

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.

Applicant Ms Jan Jones

Reference P/2025/0039

Decision Date 27/05/2025

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

4. In the interests of highway safety, having regarding to Policies DM1 and T1 of the Wrexham Local Development Plan.

5. In the interests of highway safety and to prevent surface water from the site discharging onto the public highway, having regard to Policies DM1 and T1 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



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