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 Miss Alison Jones

Reference P/2025/0147

Decision Date 03/06/2025

Town and Country Planning Act, 1990

Location of Application

60 HENBLAS ROAD, RHOSTYLLEN, WREXHAM, LL14 4AB

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

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	03/06/2025	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.

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Decision Date 03/06/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): TQRQM25060163643224, Proposed Access 18th February 2025, Proposed kerb drop location 18TH February 2025.

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

4. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

5. 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.

6. 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.

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.

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

5 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.

6 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.

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