

Applicant MRS LISA
PRESCOTT-ENNIS

Reference P/2024/0274

Decision Date 02/09/2024

Town and Country Planning Act, 1990

Location of Application

40 NORTH AVENUE, RUABON, WREXHAM, LL14 6BE

Description of Application

PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT
PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Planning Policy Wales Ed 12
Future Wales Plan 20-40
TAN 18 – Transport

Wrexham Local Development 2013 – 2028:

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

Revision	Date	Description of Decision
0	02/09/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The use as permitted shall cease before 2 September 2025.
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 and proposed site plan

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3. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities, on site booking or driver rest room facilities and no customers shall be picked up or set down at the premises.
4. No more than two private hire vehicles shall be kept at or operated from the premises.
5. The use hereby permitted shall not commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has implemented in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The measures shall thereafter maintained for the lifetime of the development.

Reason(s)

- 1 To allow impact of the use to be monitoring the interests of the living conditions of the occupiers of the occupiers of nearby properties and highway safety in accordance with policies DM1 and T1 of the Local Development Plan.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan
- 4 In the interests of highway safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
- 5 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

In pursuance of its powers under the Acts and 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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This permission does not authorise the crossing of the grass verge to the rear of the property. The use of the verge as a mean of access to the property will require an agreement separately from the Council's Housing Department.

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)