

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



Applicant HOUSING DEPARTMENT

Reference P/2024/0213

Agent MR ADAM HUMPHREYS
HOUSING DEPARTMENT
COUNCIL OFFICES,
RUTHIN ROAD, WREXHAM,
LL13 7TU

Date Received 02/04/2024

Decision Date 01/07/2024

Town and Country Planning Act, 1990

Location of Application

72 BRYN HEDD, SOUTHSEA, WREXHAM, LL11 6RL

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

Revision	Date	Description of Decision
0	01/07/2024	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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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site Plan September 2023 drw 01.
3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
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. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
6. 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.
7. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on email dated 19th June 2024, including details for Dual Chamber Sparrow Terrace, have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

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 protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment 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 in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 In the interests of highway safety in accordance with Policy DM1 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 11.

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](#)