

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	MR M AND MR C BAKER	Code Number	ESC P/2023/0447
Agent	MR DAVID CORRAN DYFFRYN COEDIOG POOL PARK RUTHIN LL15 2LN	Date Received	20/06/2023
		Decision Date	28/09/2023

Town and Country Planning Act, 1990

Location of application

TYDDYN DEDWYDD, FRONDEG, RHOSTYLLLEN, WREXHAM, LL14 4ND

Description of application

DEFNYDD PARHAUS FEL MAN STORIO / PARCIO AR GYFER BUSNES SGAFFALDIAU (RHODDWYD CANIATAD DROS DRO EISOES DAN GYFEIRNOD P/2019/0949) / CONTINUED USE AS STORAGE / PARKING FOR SCAFFOLDING BUSINESS (PREVIOUSLY GRANTED TEMPORARY PERMISSION UNDER REF NO P/2019/0949)

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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	28/09/2023	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. This permission shall not be for the benefit of the land but shall operate only for the benefit of the Applicant, Mr Baker, whilst he resides at the dwelling known as 'Tyddyn Dedwydd', and immediately upon the discontinuance of his use or residency of that land, the use shall cease and be permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.

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2. Within 3 months of the date of this permission, a scheme of Reasonable Avoidance Measures (RAMs) shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in strict accordance with the RAMs as are approved.
3. The use of the site shall be in strict accordance with the Business Operation Plan approved as part of planning permission ref: P/2018/0269.
4. No use of the development shall be made before 08.00 or after 17.00 on any day, and at no time on a Saturday, Sunday or bank Holiday.
5. The vehicular parking and turning areas as shown on drawing no. PD142/01, approved in connection with planning permission ref: P/2018/0269, shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
6. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
7. The storage of scaffolding and any other items ancillary to the business use shall only be stored in the racking as shown on plan ref: PD142/01, approved in connection with planning permission ref: P/2018/0269, and on no other part of the site.
8. The storage areas indicated on the approved plan no. PD142/01, approved in connection with planning permission ref: P/2018/0269, shall be used for that purpose only and for the avoidance of doubt shall not be used for the sale or display of goods, or for any industrial or manufacturing process.
9. The racking area and items stored thereon shall not exceed 3 metres in height above the original ground level.
10. The existing hedgerows along the site boundaries shall be permanently retained to a minimum height of 3 metres.

Reason(s)

1. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
2. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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3. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 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. 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.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area. To protect the amenities of the occupiers of nearby properties.
9. 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.
10. 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.



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

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an Orders referred to below, the County
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Authority, hereby determines your
application in accordance with the
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