

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	MOIRA LATHAM	Code Number	MIN P/2023/0840
Agent	MOIRA LATHAM BRYN HEULWEN OLD ROAD MINERA WREXHAM LL11 3YR	Date Received	22/11/2023
		Decision Date	06/02/2024

Town and Country Planning Act, 1990

Location of application

BRYN HEULWEN, OLD ROAD, MINERA, WREXHAM, LL11 3YR

Description of application

NEWID DEFNYDD TIR O ARDAL BARCIO I ARDD BREIFAT AC ADLEOLI MYNEDIAD (ÔL-WEITHREDOL) / CHANGE OF USE OF LAND FROM PARKING AREA TO PRIVATE GARDEN AREA AND RELOCATION OF ACCESS (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
SP2	Location of Development
SP6	Green Wedge
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	06/02/2024	Planning permission issued

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

Condition(s)

1. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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2. Within 12 weeks of the date of this planning permission, visibility splays shall be provided measuring 2.4 metres from the nearside edge of the adjoining highway and extending along the full length of the site frontage to the north-west and south-east of the vehicular access. Within these splays there shall be no obstruction in excess of 1 metre in height. The splays shall thereafter be permanently retained clear of any such obstruction.

Reason(s)

1. 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 DM1 of the Wrexham Local Development Plan.
2. 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.

Note(s) to applicant

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



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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