

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	MRS JULIA GRIFFITHS	Code Number	LLA P/2023/0145
Agent	MRS JULIA GRIFFITHS CHAPEL HOUSE CHAPEL LANE LLAY WREXHAM LL12 0PA	Date Received	22/02/2023
		Decision Date	29/06/2023

Town and Country Planning Act, 1990

Location of application

LAND OPPOSITE, CHAPEL HOUSE, CHAPEL LANE, LLAY, WREXHAM, LL12 0PA

Description of application

MYNEDFA NEWYDD I GERBYDAU I WASANAETHU TIR AMAETHYDDOL (YN OL WIETHREDOL) / NEW VEHICULAR ACCESS TO SERVICE AGRICULTURAL LAND (IN RETROSPECT)

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
SP14	Natural Environment

Revision	Date	Description of Decision
0	29/06/2023	Planning permission issued
1	11/12/2023	Discharge of condition 1 approved P/2023/0661

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

Condition(s)

1. The access hereby permitted shall be permanently closed up within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:

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- i) Within 12 weeks of the date of this decision details of a hedge planting scheme shall have been submitted for the written approval of the local planning authority. The scheme shall include full details of the location and specification of additional hedgerow planting to be undertaken in the land edged blue on the 1:2500 location plan;
 - ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers
 - iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers
 - iv) Hedge planting has been carried out in accordance with the approved details during the first planting season and/or seeding season following the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers. Following the implementation of the hedge planting scheme, any hedgerow removed or being severely damaged or becoming diseased shall be replaced by soft landscaping of the same species within the next available planting or seeding season.
2. The use of the access hereby permitted shall permanently cease and the access shall be permanently closed up unless visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline of the adjoining highway are provided within 12 weeks of this decision. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. Following the provision of the visibility splays, they shall thereafter be permanently retained clear of any obstruction to visibility in excess of 1 metre in height above the level of the adjoining highway.

Date Approved: 11/12/2023 Reference Number: P/2023/0661

By: Wrexham County Borough Council

Approved Details: submitted letter and location plan received 9/10/2023

Reason(s)

1. 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 and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11

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2. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 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