

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 AND MRS COOKE	Reference	P/2023/0556
Agent	BLUEPRINT LTD DAFYDD EDWARDS Office 34K Redwither Tower Wrexham Industrial Estate Wrexham LL13 9XT	Date Received	04/08/2023
		Decision Date	02/10/2024

Town and Country Planning Act, 1990

Location of Application

WHALEBONE HOUSE PLASSEY LANE WILLINGTON MALPAS SY14 7LS

Description of Application

TROSI ADEILAD ALLANOL YN LETY GWYLIAU (OL-WEITHREDOL) /
CONVERSION OF OUTBUILDING INTO HOLIDAY LET (IN RETROSPECT).

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

TAN 18 : Transport

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

EM5 - Visitor Accommodation Outside Settlement Limits

NE6 - Waste Water Treatment and River Water Quality

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP18 - Climate Change

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
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0	02/10/2024	Planning permission issued
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Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

Revised layout plan (Dwg. no. C149/002 Rev F)

Floor plans and elevations (dwg no. C149/001)

Location plan
2. Within a period of 1 month from the date of permission, the vehicular access hereby approved shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway and maintained as such for the lifetime of the permission.
3. Within 1 month from the date of permission, the vehicular access shall provide visibility splays of splays of 2.4 metres x 25 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility at all times for the lifetime of the permission.

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4. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.
5. There shall be no gates or other means of enclosure across the vehicular access point.
6. Within 1 month from the date of permission, the measures to deliver net benefit for biodiversity (NBB) shown on C149/001 ref F shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 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.

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- 3 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.
- 4 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 In the interest of Highways safety in accordance with Policy DM1 of the Local Development Plan
- 6 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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](#)