

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2024/0093	Full Planning Application	26/01/2024	22/03/2024	

Applicant	Agent Name and Address
MICHAL SOKOLOWSKI 35 WILLOW BRIDGE COURT WREXHAM LL13 8DX	MR MICHAL SOKOLOWSKI 35 WILLOW BRIDGE COURT WREXHAM LL13 8DX
Description of Development	Location of Development
PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT / PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLE	35 WILLOW BRIDGE COURT WREXHAM LL13 8DX

Relevant History	P/2009/0727 P/2006/1035 P/2005/0787
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Constraints	Applicable	Acceptable	Not Acceptable
Outside settlement			
Inside settlement	√	√	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Phosphates			
NBB/GIS	√		√

Local Planning Guidance	Acceptable	Not Acceptable
16 Parking	√	
32 Biodiversity		√
8 private hire vehicles	√	

Key Issues	Acceptable	Not acceptable	Observations Below	N/A
Residential Amenity	√			
Design	√			
Highway safety	√		√	
Parking	√			
Conservation/LB				√
Ecology		√	√	
Trees		√	√	
Other				

KEY PLANS AND PHOTOGRAPHS (All plans and photos on Civica file)

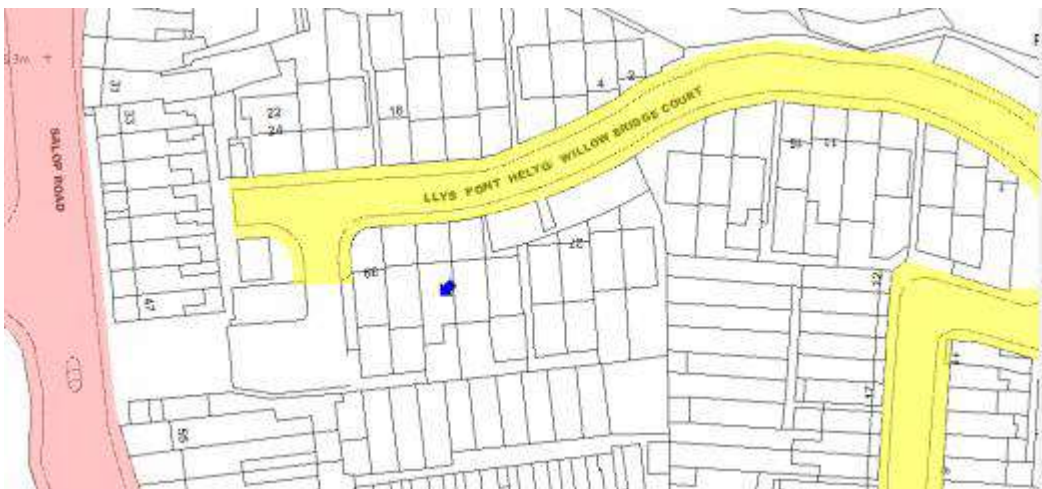
None – see Civica for details	
Yes – see below	√



Before



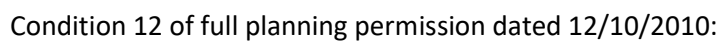
After



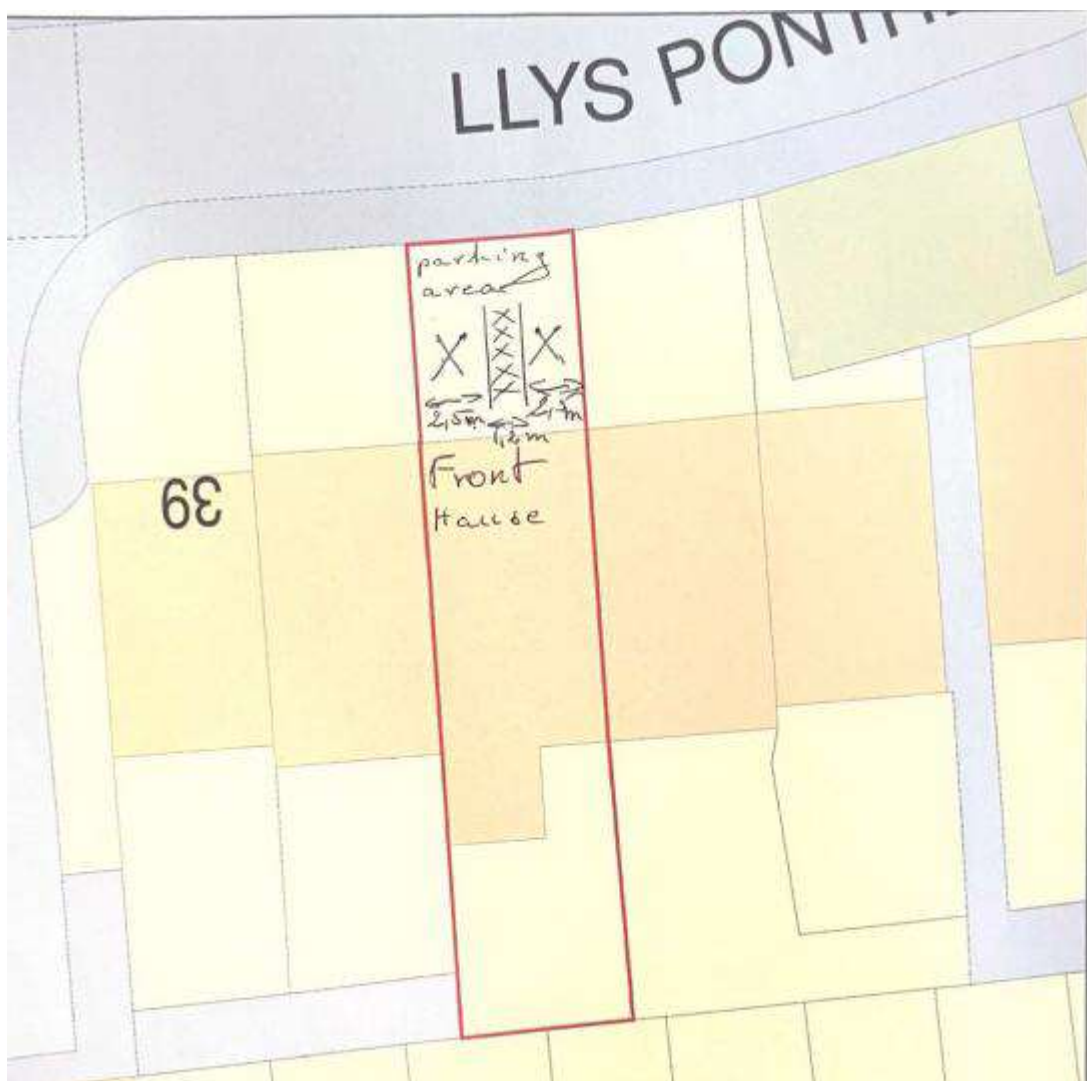
Condition 12 of full planning permission dated 12/10/2010

Therefore the removal of grassed area and tree and laying of a hard surface required planning

P/2009/0727 Site of P/2024/0093 is plot 17



Therefore the removal of grassed area and tree and laying of a hard surface required planning permission



APPLICANT'S SUPPORTING STATEMENT

2 vehicles are owned by my husband and myself, we both own the house and we are residents of the house 35 Willow Bridge Court , LL13 8DX Wrexham
NBB/GIS statement does not provide for any mitigation.

CONSULTATION RESPONSES	Consulted	Supports	Comments	Objects	No objection/ no comments	No response
Community Council	√					√
Local member(s)	√					√
Highways	√		√			
Public Protection	√				√	
Natural Resources Wales	√				√	
Welsh Water	√				√	

Contaminated land	√				√	
Neighbours	√					√

KEY COMMENTS MADE

Community Council and Local Member: N/A

Consultees: Highways:

We note that the original parking space was provided in accordance with guidelines for minimum spaces in a sustainable location.

Highway technical observations include:

1. Drop kerbs are already in place,
2. Drainage falls towards private drainage and not onto the highway.
3. There is no room for a gate
4. The paving is a hard surface brick paved.
5. By providing the space, pressure on roadside parking is removed

Consequently, there are no technical reasons for objecting to this application, however, we would note that the policy of removing soft landscaped areas within the town and replacing them with hard paved surfaces is contrary to flood control guidelines/good practices if there is no attenuation/temporary storage of water

There is no technical highway reason to object to this proposal

Neighbours: N/A

Others:

Ecology officer: The proposal involves the removal of a tree planted as part of a landscaping scheme. There are no proposals to replant or opportunity to do so. The proposal is therefore not compliant with PPW and national and local biodiversity targets.

Tree officer: Notes there is insufficient space for mitigation tree planting to be carried out, and that the application should be recommended for refusal.

MAIN ISSUES

The main issue is the loss of the tree and grassed area in front of the house to provide for the additional parking space, now required for the parking of 2 taxi vehicles. From amenity and highway points of view the proposal could be acceptable with conditions, and LPG8 recommends a temporary permission in the first instance.

However the loss of the tree and grassed area is contrary to Welsh Government policy on net Biodiversity benefit and Green Infrastructure (PPW12 Chapter 6) and policies SP14 and SP19 of the Wrexham LDP.

CONCLUSION

The proposal is contrary to adopted policies.

RECOMMENDATION	
GRANT	
REFUSE	✓
S106 Required	no
Cadw/ WG Referral Required	no
Is application EIA Development?	no

REASONS

1. Contrary to PPW 12 chapter 6 and policies SP14 and SP19

Planning Manager	Date Signed
Gwyn Humphreys Lead Officer – Development Management	29/04/2024