

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 ADAM HUMPHREYS	Reference	P/2024/0212
Agent	MR ADAM HUMPHREYS WREXHAM COUNTY BOROUGH COUNCIL HOUSING DEPARTMENT RUTHIN ROAD WREXHAM LL11 7TU	Date Received	02/04/2024
		Decision Date	15/07/2024

Town and Country Planning Act, 1990

Location of Application

32 DARBY ROAD BRYNTEG WREXHAM LL11 6LW

Description of Application

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

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

National Policies and Technical Advice Notes (TAN):

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	15/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan and Dwg No: 01.
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on the email dated 19/06/2024 have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.
4. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
5. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
6. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
7. 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.

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Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 4 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.
- 5 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 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.
- 7 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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HUMPHREYS

Reference P/2024/0212

Agent MR ADAM
HUMPHREYS
WREXHAM COUNTY
BOROUGH COUNCIL
HOUSING
DEPARTMENT
RUTHIN ROAD
WREXHAM LL11 7TU

Date Received 02/04/2024

Decision Date 15/07/2024

A handwritten signature in black ink, appearing to be 'DF' or similar, located below the agent's address.

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](#)