

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	WREXHAM COUNTY BOROUGH COUNCIL	Code Number	BRY P/2023/0888
Agent	MR ADAM HUMPHREYS WREXHAM COUNTY BOROUGH COUNCIL HOUSING DEPARTMENT RUTHIN ROAD WREXHAM LL11 7TU	Date Received	16/12/2023
		Decision Date	13/02/2024

Town and Country Planning Act, 1990

Location of application

31 PEN Y GRAIG ROAD, BRYMBO, WREXHAM, LL11 5AE

Description of application

FFURFIO MYNEDFA I GERBYDAU / FORMATION OF VEHICULAR ACCESS

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
SP12	Design Principles & Masterplanning Framework
SP2	Location of Development
T1	Managing Transport Impacts
TAN 18	Transport

Revision	Date	Description of Decision
0	12/02/2024	Planning permission issued

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 01 and location plan and as contained within the application documentation.

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3. 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.
4. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
5. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. 01. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
6. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
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.
8. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the vehicular access hereby permitted, and shall be retained 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 comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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.
4. 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.
5. To ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham Local Development Plan.
6. In the interests of highway safety 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.

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8. To ensarhure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

Note(s) to applicant



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