

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 STEPHEN CUBLEY	Code Number	SES P/2021/0629
Agent	MR STEPHEN CUBLEY THE KILN KILN LANE CROSS LANES WREXHAM LL13 0TG	Date Received	25/06/2021
		Decision Date	15/09/2021

Town and Country Planning Act, 1990

Location of application

THE KILN, KILN LANE, CROSS LANES, WREXHAM, , LL13 0TG

Description of application

NEWID DEFNYDD YR ADEILAD ALLAN I DDEFNYDD DOSBARTHU B8 (STORIO A DOSBARTHU) / CHANGE OF USE OF OUTBUILDING TO CLASS B8 USE (STORAGE AND DISTRIBUTION)

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

E5	Employment in the countryside
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/09/2021	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) received 2/7/2021 and 7/9/2021 and as contained within the application documentation.

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3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the storage of wine and other beverages as described in the application plans and documents.

4. No storage shall take place in the open on any part of the site.

5. The vehicular parking and turning area as shown on approved site layout drawing received 2/7/2021 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

6. The use shall be operated in accordance with the following service and delivery plan as supplied by the applicant:

A 2m x 6m transit van will be used for deliveries

A maximum of 1 delivery van per day

Delivery of orders from the property twice per week.

In the event that the existing gates are closed then delivery vehicles will sit tightly within the access to minimize any obstruction of the highway

Delivery vehicles to leave the site in a forward gear

All deliveries and collections to be made between the hours of 8am to 5pm Monday to Saturday only.

7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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.

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. In the interests of highway safety and amenity in accordance with policy GDP1 of the Wrexham Unitary Development Plan
4. To safeguard the amenities of the area

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	WREXHAM	Date	
	LL13 0TG		

5. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. 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.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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