

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 NATHAN STEPHENS	Code Number	ESC P/2023/0503
Agent	MR NATHAN STEPHENS 70 HENBLAS ROAD RHOSTYLLEN WREXHAM LL14 4AD	Date Received	25/07/2023
		Decision Date	01/09/2023

Town and Country Planning Act, 1990

Location of application

70, HENBLAS ROAD, RHOSTYLLEN, WREXHAM, LL14 4AD

Description of application

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CONSTRUCTION OF A NEW ACCESS OFF A CLASSIFIED HIGHWAY TO
CREATE OFF ROAD PARKING

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

GDP1 Development objectives

Revision	Date	Description of Decision
0	01/09/2023	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 ref: Proposed Site Plan - 70 Henblas Road, Rhostyllen, VCO, JLG Dated 26 Jul 2023, and as contained within the application documentation.
3. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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4. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.
5. The vehicular access hereby approved shall take the form of a dropped vehicular crossing.
6. 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.

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 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 GDP1 of the Wrexham Unitary Development Plan.
4. 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.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath in connection with condition no. 5. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

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RHOSTYLLLEN
WREXHAM
LL14 4AD

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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

