

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	MISS WERONIKA BIEN	Code Number	RHO P/2022/0171
Agent	MISS WERONIKA BIEN 12 TAN Y CLAWDD JOHNSTOWN WREXHAM LL14 2ST	Date Received	17/02/2022
		Decision Date	23/06/2022

Town and Country Planning Act, 1990

Location of application

28, HEOL OFFA, JOHNSTOWN, WREXHAM, LL14 2BA

Description of application

ADEILADU MYNEDIAD NEWYDD I GERBYDAU / CONSTRUCTION OF A NEW VEHICULAR ACCESS

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	23/06/2022	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 23/2/2022 and as contained within the application documentation.
3. The parking area shall have a minimum size of 3.2m by 5m and shall be surfaced in permeable materials.

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Reason(s)

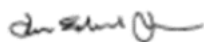
1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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)

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath in connection with condition no. 3. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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