

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 KEVIN COOKE	Code Number	WRA P/2023/0178
Agent	MR KEVIN COOKE 11 FFORDD ALMER WREXHAM LL12 8JQ	Date Received	02/03/2023
		Decision Date	05/06/2023

Town and Country Planning Act, 1990

Location of application

11, FFORDD ALMER, WREXHAM, LL12 8JQ

Description of application

PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT / PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

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

Revision	Date	Description of Decision
0	05/06/2023	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The use hereby permitted shall cease before 30/06/2024 unless a further planning permission is granted.
2. No more than two private hire vehicles shall be operated from the premises at any time.
3. The property shall be used solely as a dwelling and an administrative centre for the private hire operation. There shall be no waiting facilities, booking or driver rest room facilities on site and no customers shall be picked up or dropped off at the property.

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Reason(s)

1. To allow the impact of the development to be assessed in the interests of protecting the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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