

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 MATTHEW BROWN	Code Number	CEF P/2022/0958
Agent	MR MATTHEW BROWN 4 BRYN TERRACE BOWERS ROAD ACREFAIR WREXHAM LL14 3TH	Date Received	07/11/2022
		Decision Date	14/02/2023

Town and Country Planning Act, 1990

Location of application

4 BRYN TERRACE, BOWERS ROAD, ACREFAIR, WREXHAM. LL14 3TH

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 Unitary Development Plan which are as follows:-

GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	14/02/2023	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 works granted consent shall only be carried out in strict accordance with the details shown on the Proposed Block Plan dated 15th November 2022 and as contained within the application documentation.

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3. 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 carriageway for a distance of 2 metres measured back behind the edge of carriageway along the entire site frontage and side boundary. The splays shall be provided prior to first use of the development and shall thereafter be retained clear of any such obstruction.
4. The vehicular access hereby approved shall take the form of a dropped vehicular crossing.
5. 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.

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 adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of highway safety 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.

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 kerblin and cross the footpath in connection with conditions. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

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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

