

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 NEIL AUSTIN	Code Number	GWE P/2022/0742
Agent	MR NEIL AUSTIN 4 MAES ALYN RHOSROBIN ROAD NEW RHOSROBIN WREXHAM LL11 4PW	Date Received	28/07/2022
		Decision Date	28/10/2022

Town and Country Planning Act, 1990

Location of application

4, MAES ALYN, RHOSROBIN ROAD, NEW RHOSROBIN, WREXHAM, LL11 4PW

Description of application

YMESTYN MYNEDIAD PRESENNOL I GERBYDAU / WIDENING OF EXISTING 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:-

Revision	Date	Description of Decision
0	28/10/2022	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 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:
 - Location Plan, dated 22 June 2022;
 - Site Plan, received 08 September 2022;
 - Elevations and Site Plan (ref: A058/005 - Sheet 2 of 2), dated December 2021, received 08 September 2022;
 - Parking Area Plan, received 08 September 2022.

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3. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
4. 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.
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.
6. The vehicular access hereby approved shall be a minimum width of 5 metres.
7. The vehicular access hereby approved shall be a minimum width of 3.2 metres.
8. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
9. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 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 carriageway.

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 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.

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5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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

