

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 PETER HUGHES	Code No	PEN P/2022/0855
Agent		Date Received	22/09/2022
		Decision Date	11/11/2022

Town and Country Planning Act, 1990
Section 73

Location of application

50 STRYT ISSA, PENYCAE, WREXHAM, LL14 2PN

Description of application

TYNNU AMOD 10 O GANIATAD CYNLLUNIO P/2018/0925 I GANIATAU GWELLIANNAU I'R DREIF / REMOVAL OF CONDITION 10 OF PLANNING PERMISSION P/2018/0925 TO ALLOW IMPROVEMENTS TO DRIVEWAY

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

Revision	Date	Description of Decision
0	11/11/2022	Planning permission issued

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1888-03, 1888-04, site layout plan submitted on 11th October 2022 and as contained within the application documentation.
2. The development shall be carried out in accordance with the materials samples approved on the Schedule of Finishes document submitted on 30/07/2022 and approved under application P/2022/0332.
3. The window in the side (East) elevation of Unit 2 as shown on Drawing No. 1888-04 shall be obscurely glazed and thereafter retained for the lifetime of the development.
4. The boundary treatments and soft landscaping shall be set out in accordance with the Schedule of finishes document submitted 30/07/2020, Boundary Treatment Plan received 29/01/2021, 2 no. photographs received

Applicant	MR PETER HUGHES	Code No	PEN P /2022 /0855
Agent		Date Received	22/09/2022
			11/11/2022
		Decision Date	

25/01/2021 (brick wall with fence atop as shown on the Boundary Treatment Plan to be same appearance as shown in photograph and have a maximum height of 1.3m, brick wall as shown on Boundary Treatment Plan to have a maximum height of 0.9m), Details and confirmation set out in the emails received 25/01/2021 and 29/01/2021 as approved under permission P/2020/0332.

5. The landscaping scheme submitted and approved in connection with condition no. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
6. The windows and doors of the property shall be installed in accordance with the Schedule of finishes document submitted 30/07/2020, Image of door received 22/01/2021 as approved under application P/2020/0332
7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
8. The vehicular parking and turning areas as shown on approved drawing submitted 11th October 2022 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
9. Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage of the two dwellings hereby approved and the entire frontage of no.50 Stryt Issa in strict accordance with the Schedule of Finishes Document approved under application P/2020/0332 and plan submitted on 11th October 2022.
10. 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.
11. The recommendations set out in the approved development shall be carried out in accordance with the Ecological Appraisal dated 01/02/2018S approved under application P/2018/0925
12. Development shall be undertaken in accordance with the Biosecurity Risk Assessment approved under P/2020/0332
13. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or

Applicant	MR PETER HUGHES	Code No	PEN P /2022 /0855
Agent		Date Received	22/09/2022
			11/11/2022
		Decision Date	

indirectly, and foul and surface water shall be drained separately from the site.

14. The goat willow replacement shall be undertaken in accordance with the Biosecurity Risk Assessment approved under application P/2020/0332.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. In the interest of safeguarding privacy of existing and proposed occupiers.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. 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.
8. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
9. In the interests of pedestrian safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
12. To control invasive species.

Applicant	MR PETER HUGHES	Code No	PEN P /2022 /0855
Agent		Date Received	22/09/2022
		Decision Date	11/11/2022

13. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

14. To safeguard trees in the locality in the interests of the visual amenity of the area.



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