

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	WREXHAM COUNTY BOROUGH COUNCIL	Code Number	RUAP/2022 /0439
Agent	KEITH EDWARDS WREXHAM COUNTY BOROUGH COUNCIL HOUSING AND ECONOMY RUTHIN ROAD WREXHAM LL11 7TU	Date Received	03/05/2022
		Decision Date	28/07/2022

Town and Country Planning Act, 1990

Town and Country Planning (General Regulations) 1992 - Regulation 3

Location of application

21, EAST AVENUE, RUABON, WREXHAM, LL14 6BG

Description of application

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MAN PARCIO ODDI AR Y FFORDD / CONSTRUCTION OF A NEW ACCESS OFF A
CLASSIFIED HIGHWAY TO CREATE OFF ROAD PARKING

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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking
TAN12	Design

Revision	Date	Description of Decision
0	28/07/2022	Planning permission issued

Particulars of decision that planning 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 hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:

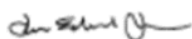
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- Application Form, dated 28 April 2022;
- Location Plan, dated 27 April 2022;
- Proposed On Plot and Drop Kerb Plan (ref: RUAB/280), dated November 2021.

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.

Note(s) to applicant



Ian Jones

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Interim Chief Officer Planning & Regulatory

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