

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	WCBC	Code Number	GWEP/2022 /0999
Agent	WCBC MR KEITH EDWARDS HOUSING AND ECONOMY RUTHIN ROAD WREXHAM LL11 7TU	Date Received	22/11/2022
		Decision Date	04/01/2023

Town and Country Planning Act, 1990

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

Location of application

LAND OPPOSITE, 1 - 5 HEOL PEDR, GWERSYLLT, WREXHAM. LL11 4EY

Description of application

CREU ARDAL BARCIO ODDI AR Y FFORDD / CREATION OF OFF ROAD PARKING AREA

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	04/01/2023	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 shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated September 2022 and as contained within the application documentation.

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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

Any removal / alterations to the existing footway running through the development site will require a "stopping up" order. This section of footway will need to be extinguished as a result of the proposed development.



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