

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 ERIC EVANS	Code Number	RHO P/2022/0720
Agent	MR ERIC EVANS 9 HILL STREET RHOSLLANERCHRUGOG WREXHAM LL14 1LN	Date Received	04/08/2022
		Decision Date	01/11/2022

Town and Country Planning Act, 1990

Location of application

9, HILL STREET, RHOSLLANERCHRUGOG, WREXHAM, , LL14 1LN

Description of application

ADEILADU MYNEDIAD NEWYDD ODDI AR BRIFFORDD
DDOSBARTHEDIG I GREU MAN PARCIO ODDI AR Y FFORDD /
CONSTRUCTION OF 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:-

Revision	Date	Description of Decision
0	01/11/2022	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 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):
Location Plan, dated 12 April 2022;
Site Plan, dated 12 April 2022;
Proposed On Plot and Drop Kerb Plan (dated 12th April 2022)
and as contained within the application documentation.
3. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Applicant	MR ERIC EVANS	Code Number	RHO P/2022/0720
Agent	MR ERIC EVANS 9 HILL STREET RHOSLLANERCHRUGOG WREXHAM LL14 1LN	Date Received	04/08/2022 01/11/2022
		Decision Date	

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 3 metres.
7. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 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. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.
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. In the interests of highway safety 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.

Applicant MR ERIC EVANS

**Code
Number**

RHO P/2022/0720

Agent MR ERIC EVANS
9 HILL STREET
RHOSLLANERCHRUGOG
WREXHAM
LL14 1LN

**Date
Received**

04/08/2022

**Decision
Date**

01/11/2022

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

