

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

|                  |                       |                      |                 |
|------------------|-----------------------|----------------------|-----------------|
| <b>Applicant</b> | WCBC                  | <b>Code Number</b>   | PENP/2022 /0964 |
| <b>Agent</b>     | WCBC<br>KEITH EDWARDS | <b>Date Received</b> | 07/11/2022      |
|                  |                       | <b>Decision Date</b> | 16/12/2022      |

---

**Town and Country Planning Act, 1990**

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

**Location of application**

3, BRYN EITHA, PENYCAE, WREXHAM. LL14 2PS

**Description of application**

ADEILADU MYNEDIAD NEWYDD ODDI AR BRIFFORDD DDOSBARTHEDIG I GREU  
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          |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 16/12/2022 | 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 shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated August 2022 and as contained within the application documentation.
3. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
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.

|                  |                              |                      |                 |
|------------------|------------------------------|----------------------|-----------------|
| <b>Applicant</b> | WCBC                         | <b>Code Number</b>   | PENP/2022 /0964 |
| <b>Agent</b>     | WCBC<br>KEITH EDWARDS<br>A/A | <b>Date Received</b> | 07/11/2022      |
|                  |                              | <b>Decision Date</b> | 16/12/2022      |

**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 interests of highway safety 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.



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)