

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 ALEX LOWE	Code Number	LLA P/2022/0099
Agent	MR ALEX LOWE 3 RACKERY LANE LLAY WREXHAM LL12 0PB	Date Received	01/02/2022
		Decision Date	06/06/2022

Town and Country Planning Act, 1990

Location of application

3, RACKERY LANE, LLAY, WREXHAM, LL12 0PB

Description of application

ESTYNIAD PORTH BLAEN AC YMYL PALMENT WEDI EI OSTWNG AR
GYFER TRAMWYFA / FRONT PORCH EXTENSION AND DROPPED KERB
FOR 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
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/06/2022	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 drawings received 23/2/2022 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. Prior to first use of the development the site shall be laid out in strict accordance with the 1:100 scale layout plan received 23/2/2022.
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 70 metres to the north-west and 2.0 metres x 120 metres to the south-east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
6. There shall be no gates or other means of enclosure across the vehicular access point.
7. The vehicular access(es) hereby approved shall take the form of an 8.5m wide dropped kerb vehicular crossing across the entire site frontage.

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. 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.
4. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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.
6. 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.
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

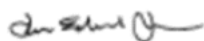
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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