

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 AFTAB ANWAR	Code Number	GWE P/2021/1072
Agent	MR AFTAB ANWAR 41 DODDS LANE GWERSYLLT WREXHAM LL11 4NS	Date Received	20/10/2021
		Decision Date	08/12/2021

Town and Country Planning Act, 1990

Location of application

41, DODDS LANE, GWERSYLLT, WREXHAM, LL11 4NS

Description of application

GOSTWNG YMYL Y PALMANT I GAEL MYNEDIAD AT Y DREIF
PRESENNOL / DROPPING OF KERB TO ACCESS EXISTING 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	08/12/2021	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 received 8/11/2021 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.

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4. The vehicular access hereby approved shall be a minimum width of 3.2 metres.

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 the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

A licence must 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 in connection with condition no. 4. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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DODDS LANE
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