

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 P WILLIAMS	Code Number	GRE P/2021/0585
Agent	CATHY OWEN OFF THE WALL ARCHITECTURAL 1 THE WOODLANDS CHESTER ROAD GRESFORD WREXHAM LL12 8NU	Date Received	09/06/2021
		Decision Date	03/09/2021

Town and Country Planning Act, 1990

Location of application

60, HILLOCK LANE, GRESFORD, WREXHAM, LL12 8YL

Description of application

ADDASIADAU I FYNEDFA CERBYDAU A CHODI WAL / ALTERATIONS TO VEHICULAR ACCESS AND ERECTION OF WALL

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	03/09/2021	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(s) numbered:
SP01 Revised to 1.5m and received 24/8/2021
PL02 Site Plan
and as contained within the application documentation.

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3. 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.
4. Prior to their use on the development samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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 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.
4. 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.

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)

The written consent of the Highway Authority must be obtained for an Agreement in Principle for the retaining wall adjoining the highway. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

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ARCHITECTURAL
1 THE WOODLANDS
CHESTER ROAD
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LL12 8NU

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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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