

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 JOHN LLOYD	Code Number	LGC P/2020/0709
Agent	PLATT WHITE PARTNERSHIP MR DAVID LAMB 94 BROUGHTON CHESTER CH3 5AQ	Date Received	29/10/2020
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

ODDI AR Y TWMPATH, LANE FROM HIGH STREET TO TAN Y BRYN,
GLYN CEIRIOG, WREXHAM, LL20 7LY

Description of application

DREIF MYNEDIAD NEWYDD (YN OL DREMIOL) / NEW ACCESS
DRIVEWAY (IN RETROSPECT)

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

EC5	Special Landscape Areas
GDP1	Development objectives

Revision	Date	Description of Decision
0	22/06/2021	Planning permission issued
1	25/10/2021	Discharge of condition 4 issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The approved plans are:- 1:500 Site Plan Rev B, 1:1250 Location Plan.
2. The visibility splays as shown on approved plan 1:500 Site Plan Rev B, and measuring 2.4 metres and 25metres in both directions to the centreline of the carriageway, shall be permanently retained. Within these splays, there shall be no obstruction in excess of 1m in height above the level of the adjoining carriageway.
3. The existing vehicular access, as shown on approved plan 1:500 Site Plan Rev B shall be permanently closed up within 1 month of the date of this permission.

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4. Within two months of the date of this permission, full details of a soft landscaping scheme, together with a timescale for the implementation of works, shall be submitted to and approved in writing by the Local Planning Authority.

App Ref: P/2021/0818 **Details Approved:** Dwg No 02-DOC Rev A
Approved by: Wrexham County Borough Council **Date:** 25/10/2021

5. The landscaping scheme as carried out in connection with condition no. 4 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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.
3. 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.
5. 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.



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Code LGC P/2020/0709

Agent PLATT WHITE
PARTNERSHIP
MR DAVID LAMB
94
BROUGHTON
CHESTER
CH3 5AQ

Number

Date 29/10/2020

Received

Decision

Date 22/06/2021

Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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