

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 PHIL GARDNER LINDOP BROS TOYOTA	Code Number	GWE P/2020/0510
Agent	KERRY JAMES PLANNING MS KERRY JAMES HEN VICARAGE LLANRHAEDR DENBIGH LL16 4NU	Date Received	26/08/2020
		Decision Date	06/09/2021

Town and Country Planning Act, 1990

Location of application

LINDOP GARAGE, GLANLLYN ROAD, BRADLEY, WREXHAM, LL11 4DA

Description of application

ADLEOLI'R MYNEDIAD PRESENNOL I GERBYDAU AC ESTYNIAD I'R
MAES PARCIO / RELOCATION OF EXISTING VEHICULAR ACCESS AND
EXTENSION TO CAR PARK

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

Revision	Date	Description of Decision
0	06/09/2021	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 1:1250 Location Plan (received 05th Jan 2021), drawing no. JC/PD/01 Revision H Site Plan as Proposed and drawing no. JC/PD/03 Revision H Cross Section- As Proposed
3. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions 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 nearside edge of the adjoining highway. The splays

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shall thereafter be permanently retained clear of any such obstruction to visibility.

4. Within one month of the first use of the access shown on drawing no. JC/PD/01 Revision H the existing access shown on drawing no. JC/PD/00 shall be permanently closed in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority. Hard and soft landscaping shall thereafter be provided and maintained in accordance with the scheme as approved.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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.
4. In the interests of highway safety in accordance with Policy GDP1 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.



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

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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