

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

|                  |                                                                              |                      |                 |
|------------------|------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR PAUL WHITING                                                              | <b>Code Number</b>   | LLA P/2020/0036 |
| <b>Agent</b>     | MR PAUL WHITING<br>CHAIN HOUSE<br>CHAPEL LANE<br>LLAY<br>WREXHAM<br>LL12 0PA | <b>Date Received</b> | 21/01/2020      |
|                  |                                                                              | <b>Decision Date</b> | 16/03/2020      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

CHAIN HOUSE, CHAPEL LANE, LLAY, WREXHAM, LL12 0PA

#### **Description of application**

ERECTION OF DETACHED GARAGE AND CONSTRUCTION OF NEW VEHICULAR ACCESS

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   |
| EC6  | Biodiversity Conservation       |
| GDP1 | Development objectives          |
| PS2  | Development and the environment |
| T8   | Parking                         |

| Revision | Date       | Description of Decision                     |
|----------|------------|---------------------------------------------|
| 0        | 16/03/2020 | Planning permission issued                  |
| 1        | 4/11/2021  | P/2021/1036 non-material amendment approved |

#### **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:  
2020/03/01 and 03

|                  |                                                                              |                      |                 |
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and as contained within the application documentation.

**Date Approved:** 4/11/2021 **Reference Number:** P/2021/1036

**By:** Wrexham County Borough Council

**Approved Details:** Drawing 2020/03/01A

3. No facing or roofing materials shall be used other than those detailed on the application form and approved plan within the approved application documentation.
4. 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.
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2 metres x 43 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 shall thereafter be permanently retained clear of any such obstruction to visibility.
6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 2020/03/01 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
7. Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.
8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
9. The existing trees, shrubs and hedges shown on drawing(s) No(s) 2020/03/01 and 03 to be retained shall not be cut down, grubbed out, lopped or uprooted within five years of the date of first occupation of the development. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased within this time shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

|                  |                                                                              |                      |                 |
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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. 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.
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. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

#### **Note(s) to applicant**

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 729690.



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

