**In pursuance of its powers under the Acts an 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**

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Expiry Date: 15/08/2003
Decision Notice Sent: 09/09/2003
Grid Reference: E 328997 N 337726

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

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|---|---|---|---|
| **Applicant** | Castlemead Homes Ltd | **Code Number** | CHI P/2003 /0754 |
| **Agent** | Castlemead Homes Ltd<br>33 Grosvenor Road<br>Wrexham<br>LL11 1BT | **Date Received** | 20/06/2003 |
| | | **Decision Date** | 08/09/2003 |

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**TOWN AND COUNTRY PLANNING ACT, 1990**

**Location of application**

Land at Station Avenue Chirk Wrexham LL14 5BS

**Description of application**

Extension to existing residential development site to include 4 additional two storey dwellings.

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

**Condition(s)**

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. No facing materials shall be used other than materials matching those used on the existing building.
3. A scheme of boundary treatments shall be submitted to and approved by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be approved in writing by the Local Planning Authority.
4. Details of all doors, windows, railings and gates shall be submitted to the Local Planning Authority. The work shall be carried out in full accordance with the agreed details.
5. The junction of the new access road from the development site onto Station Avenue shall have a visibility splay of 2.4 x 33m to the east measured along the nearside edge of the adjoining highway, and 2.4 x 70 to the west measured along the nearside edge of the adjoining highway, within which there will be no obstruction in excess of 1.05m in height.
6. A 2m footway shall be constructed back from the existing carriageway on Station Avenue along the frontage of the new development site.
7. The width of the proposed new access into the development site to be no less than 4.5m with a 6m kerb radii at the junction.

**Reason(s)**

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|---|---|---|---|
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wrexham COUNTY BOROUGH
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1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure a satisfactory standard of appearance of the development.
5. To ensure that adequate visibility and manoeuvrability is provided at the proposed point of access to the adopted highway in the interests of highway safety.
6. To ensure that adequate visibility and manoeuvrability is provided at the proposed point of access to the adopted highway in the interests of highway safety.
7. To ensure the formation of a safe and satisfactory access.

**Note(s) to applicant**

There shall be no interference with any public or private right of way within, or adjacent, to the application site.



**Officer Appointed for this purpose**
**Refer to the Statement of Applicant's Rights and General Information Enclosed**

**Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.**