

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 IAN JONES	Code Number	RUA P/2017/0493
Agent	CHESHIRE HOUSE PLANS MRS JULIE HORNER HAWKSVIEW COTTAGE CHURCH ROAD TILSTON MALPAS SY14 7HB	Date Received	16/06/2017
		Decision Date	03/08/2017

Town and Country Planning Act, 1990

Location of application

2 CRAB ROW, PEN Y LAN, RUABON, WREXHAM, LL14 6HT

Description of application

DEMOLITION OF GARAGE, NEW EXTENSION TO SIDE AND 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:-

GDP1 Development objectives

Revision	Date	Description of Decision
0	03/08/2017	Planning permission issued
1	16/3/2021	P/2021/0201 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 2064/4, 2064/5 and 2065/6, the approved 1:500 Block/Site Plan and as contained within the application documentation.

Date Approved: 16/3/2021 **Reference Number:** P/2021/0201

By: Wrexham County Borough Council

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Approved Details: Drawings 2CRP2 received 16/3/2021

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

Date Approved: 16/3/2021 **Reference Number:** P/2021/0201

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Approved Details: Drawings 2CRP2 received 16/3/2021

4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

5. The driveway shown on approved 1:500 Block/Site Plan shall be fully laid out, surfaced and drained prior to occupation of the extensions hereby granted permission.

6. 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.

7. 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. In the interests of highway safety.
6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.

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7. In the interests of highway safety.

Note(s) to applicant

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



Officer Appointed for this purpose
Head of Environment and Planning

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

