

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 JOSH ROBERTS	Code Number	CHI P/2020/0303
Agent	MR JOSH ROBERTS 37 NORTON ROAD SOUTHWICK FAREHAM PO17 6HA	Date Received	28/02/2020 30/10/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 49, BRON Y WAUN, CHIRK, WREXHAM, , LL14 5PH

Description of application

CERU MYNEDIAD CERBYDAU NEWYDD / 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:-

GDP1 Development objectives

Revision	Date	Description of Decision
0	30/10/2020	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 approved drawing(s) numbered 1:1250 Location Plan, 1:200 Block Plan and as contained within the application documentation.
3. The vehicular access hereby approved shall be a minimum width of 3.2 metres.
4. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to

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first use of the development and shall thereafter be permanently retained clear of any such obstruction.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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.

Note(s) to applicant



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

