

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 ANDREW TAYLOR - EDWARDS	Code	GWE P/2020/0245
Agent	MR ANDREW TAYLOR - EDWARDS	No	
	16	Date	10/04/2020
	ARLEY ROAD	Received	07/12/2020
	GRESFORD HEATH	Decision	
	PANDY	Date	
	WREXHAM		
	LL12 8PQ		

Town and Country Planning Act, 1990
Section 73

Location of application

, 16, ARLEY ROAD, PANDY, WREXHAM, , LL12 8PQ

Description of application

AMRYWIO AMODAU 4 (ORIAU GWEITHREDU), 6 (PWYNTIAU GOLLWNG A CHASGLU) A
7 (CANIATÂD DROS DRO) O GANIATÂD CYNLLUNIO P/2019/0307) /
VARIATION OF CONDITIONS 4 (OPERATING HOURS), 6 (DROP-OFF /
PICK-UP POINTS) AND 7 (TEMPORARY PERMISSION) OF PLANNING
PERMISSION P/2019/0307

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	07/12/2020	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 approved plans are:-
 - 1:1250 Site Location Plan (Title Number CYM9472)
3. This permission shall not be for the benefit of the land but shall operate for the benefit of Mr Andrew Taylor-Edwards and immediately on the discontinuance of his use of that land, the use shall cease and be

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permanently abandoned. The land shall be restored to its previous condition not later than one month after that date.

4. No use of the development shall be made before 16:45 or after 20:00 hours Monday to Friday, school term time only. The development shall not be in use on Saturday, Sunday, Bank Holiday and outside school term time.
5. No more than two students shall be tutored at any one time.
6. All students/pupils shall be dropped off and picked up from the adopted public highway on Arley Road.

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. In the interest of safeguarding existing residential amenities of neighbouring occupiers.
4. To ensure that the proposed tuition is not used at a time which would be likely to cause nuisance or disturbance to nearby residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To safeguard existing levels of residential amenities of neighbouring occupiers and to control the scale of the development in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To reduce congestion and disturbance to nearby neighbouring dwellings served from the private drive in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Officer Appointed for this purpose

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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