

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 JULIAN CHEETHAM MARCEL'S PRIVATE HIRE	Code No	CHI P/2020/0342
Agent	MARCEL'S PRIVATE HIRE MR JULIAN CHEETHAM 58 LINDEN AVENUE LODGEVALE PARK CHIRK WREXHAM LL14 5ER	Date Received	22/06/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990
Section 73

Location of application

58 LINDEN AVENUE, LODGEVALE PARK, CHIRK, WREXHAM, LL14 5ER

Description of application

AMRYWIO AMOD 1 O GANIATÂD CYNLLUNIO P/2019/0045 - PARHAD I BARCIO AR GYFER 2 DACSI / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2019/0045 - CONTINUATION OF PARKING FOR 2 TAXIS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E4	Employment development within settlements
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/10/2020	Planning permission issued

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

Condition(s)

1. Only two private hire vehicles shall be operated from the premises
2. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities, on site booking or

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driver rest room facilities and no customers shall be picked up or sat down at the premises.

3. The permission shall not be for the benefit of the land but shall operate for the benefit of Mr Julian Cheetham and any other persons residing at the property and immediately on the discontinuance of his use of the property shall cease and be permanently abandoned.

4. No third party individuals or employees shall be allowed to visit the property to operate the private hire vehicles.

Reason(s)

1. To protect the visual amenities of the locality and to maintain adequate manoeuvring and parking facilities for vehicles within the site area in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

2. To protect the visual amenities of the locality and to maintain adequate manoeuvring and parking facilities for vehicles within the site area in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To protect the visual amenities of the locality and to maintain adequate manoeuvring and parking facilities for vehicles within the site area in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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