

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	KEITH EDWARDS	Code Number	GWE P/2021/0048
Agent	KEITH EDWARDS WREXHAM COUNTY BOROUGH COUNCIL RUTHIN ROAD WREXHAM LL11 7TU	Date Received	19/01/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 17, WHEATSHEAF LANE, GWERSYLLT, WREXHAM, , LL11 4DR

Description of application

MYNEDIAD NEWYDD I GERBYDAU / 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
T8	Parking

Revision	Date	Description of Decision
0		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. 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.
3. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
4. The vehicular access hereby approved shall be a minimum width of 3.2 metres.
5. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

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6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath in connection with condition no. ZJ13. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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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Code GWE P/2021/0048

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WREXHAM COUNTY
BOROUGH COUNCIL
RUTHIN ROAD
WREXHAM
LL11 7TU

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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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