

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 RYAN BELLIS	Code Number	BRY P/2019/0629
Agent	REAL PLANNING MR GERRY KELLETT DUNMORE CHURCH STREET PENYCAE WREXHAM LL14 2RL	Date Received	15/08/2019
		Decision Date	30/09/2019

Town and Country Planning Act, 1990

Location of application

BRYN AWEN, FRON HEULOG HILL, BWLCHGWYN, WREXHAM, LL11 5YH

Description of application

CONSTRUCTION OF A NEW ACCESS, ALTERATION TO AN EXISTING ACCESS, CONSTRUCTION OF DRIVEWAY AND HARDSTANDING / PARKING AREA (PARTLY IN RETROSPECT) ON LAND ADJACENT TO BRYN AWEN

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	30/09/2019	Planning permission issued
1	04/01/2021	Discharge of condition 4 issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby approved shall be commenced before the expiry of three months from 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 1:500 Block Plan dated August, 2019 and as contained within the application documentation.
3. The landscaping scheme, including installation and removal of boundary treatments, shall be fully implemented in strict accordance with approved drawing no 1:500 Block Plan dated August 2019 within three

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months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

4. Prior to commencement of the relevant part of works, details of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.

Details Approved: Information within Section 6 of the planning application forms (received 03rd August 2020) and 3 no. photographs (contained in email dated 23/12/2020) **Approved by:** Wrexham County Borough Council **Date:** 04/01/2021
App Ref No: P/2020/0360

5. There shall be no means of vehicular access to the development from the pedestrian access immediately adjacent to the south west of the existing dwelling.

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

7. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1:500 Block Plan dated August 2019 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 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.
7. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan



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