

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	WELSH WATER	Code Number	WRC P/2020/0201
Agent	ARUP MS NATALIE QUEFFURUS 4 PIERHEAD STREET CARDIFF CF10 4QP	Date Received	16/03/2020
		Decision Date	30/10/2020

Town and Country Planning Act, 1990

Location of application

, LAND TO THE EAST OF WYNNSTAY AVENUE, AND NORTH OF THE VENTURE, , WREXHAM, , LL13 9BT

Description of application

CREU TRAC MYNEDIAD CYNNAL A CHADW AGYFNERTHU GLASWELLT A THRINIAETHAU FFINIAU (YN GYSYLLTIEDIG A THANC DWR STORM TANDDAEAROL DWR CYMRU) / CONSTRUCTION OF GRASS REINFORCEMENT MAINTENANCE ACCESS TRACK AND ASSOCIATED BOUNDARY TREATMENTS (ASSOCIATED WITH WELSH WATER UNDERGROUND STORM WATER TANK)

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 1:500 Site Layout Rev P2, New Fence and Access Gates Rev P1, Vehicle Swept Paths Rev P1, 1:1000 Access Visibility Splays Rev P2, 1:1250 Site Location Plan Rev P1,

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1:500 Application Plan Rev P1 and as contained within the application documentation.

3. The proposed boundary treatments, including the twin leaf gates and steel fencing, shall match the existing and shall not measure more than 55cm in height.

4. Prior to first use of the development the site shall be laid out in strict accordance with 1:500 Site Layout Rev P2 and 1:1000 Access Visibility Splays Rev P2.

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 visual amenities of the area and to ensure the proposal integrates with the existing context and boundary treatments in the vicinity in accordance with UDP Policy GDP1.
4. In the interests of highway safety 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

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