

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 BAILEY	Code Number	MAR P/2020/0527
Agent	MR BAILEY 8 THE RIDGEWAY MARCHWIEL WREXHAM LL13 0SB	Date Received	02/09/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

8, THE RIDGEWAY, MARCHWIEL, WREXHAM, LL13 0SB

Description of application

CREU MYNEDIAD NEWYDD I GERBYDAU / CONSTRUCTION OF 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

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. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

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3. Prior to first use of the access hereby approved, the existing conifer boundary hedge along the site frontage shall be reduced in height to a maximum of 1 metre, and shall thereafter not be allowed to grow above this maximum height. 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 visibility splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

4. Prior to first use of development, a pavement crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.

5. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

6. The vehicular access hereby approved shall be a minimum width of 3 metres.

7. 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.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. 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.

3. 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.

4. In the interests of pedestrian safety 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 the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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7. 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.

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 kerblin and cross the footpath in connection with condition no. 5. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.



**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

