

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 ROBERT HOCKENHULL	Code Number	WOR P/2020/0208
Agent	MR ROBERT HOCKENHULL HILLSIDE FARM WILLINGTON MALPAS SY14 7LY	Date Received	16/03/2020
		Decision Date	29/07/2020

Town and Country Planning Act, 1990

Location of application

HILLSIDE FARM, WILLINGTON, MALPAS, WREXHAM, SY14 7LY

Description of application

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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	29/07/2020	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. 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.
3. The vehicular access to the site shall be a minimum width of 4.8 metres for a minimum distance of 5 metres into the site measured from the highway edge.

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4. The vehicular parking and turning areas as shown on the approved drawings 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.

5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the north west and 2.4 metres x 49 metres to the south east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

6. 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.

7. The development shall only be carried out in strict accordance with the details shown on the approved drawings and as contained within the application documentation.

8. The accommodation shall only be used for domestic purposes ancillary to the use of Hillside Farm as a single dwelling house, or for holiday let use only and for no other purposes including use as a permanent / separate dwelling.

Reason(s)

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

2. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

3. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. 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

5. 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.

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6. 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.

7. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

8. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.



**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