In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MRS LISA PRESCOTT-ENNIS

Reference P/2025/0684

Decision Date 20/10/2025

Town and Country Planning Act, 1990

Location of Application

40 NORTH AVENUE, RUABON, WREXHAM, LL14 6BE

Description of Application

ADNEWYDDU CANIATÂD CYNLLUNIO RHODDWYD CANIATÂD DROS DRO EISOES DAN GYFEIRNOD P/2024/0274 - PARCIO A GWEITHREDU 2 CERBYD HURIO PREIFAT

RENEWAL OF PLANNING PERMISSION PREVIOUSLY GRANTED TEMPORARY PERMISSION UNDER REF NO P/2024/0274 - PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	20/10/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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Decision Date 20/10/2025

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Location pan

2. The premises shall be used solely as an administrative centre for the private hire operation. There shall be no waiting facilities, on site booking or driver rest room facilities and no customers shall be picked up or set down at the premises.

3. No more than two private hire vehicles shall be kept at or operated from the premises.

Reason(s)

1. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan

3. In the interests of highway safety in accordance with Policies GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

This permission does not authorise the crossing of the grass verge to the rear of the property. The use of the verge as a mean of access to the property will require an agreement separately from the Council's Housing Department.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council