

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



|                  |                                                                                                                 |                      |                 |
|------------------|-----------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> |                                                                                                                 | <b>Code Number</b>   | LLAP/2021 /0512 |
| <b>Agent</b>     | KEITH EDWARDS<br>WREXHAM COUNTY BOROUGH<br>COUNCIL<br>HOUSING AND ECONOMY<br>RUTHIN ROAD<br>WREXHAM<br>LL11 7TU | <b>Date Received</b> | 18/05/2021      |
|                  |                                                                                                                 | <b>Decision Date</b> | 06/07/2021      |

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**Town and Country Planning Act, 1990**

**Town and Country Planning (General Regulations) 1992 - Regulation 3**

**Location of application**

30, NANT Y GAER ROAD, LLAY, WREXHAM, LL12 0SH

**Description of application**

MYNEDIAD NEWYDD I GERBYDAU / 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          |
| PS2  | Development and the environment |
| T8   | Parking                         |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 06/07/2021 | Planning permission issued |

**Particulars of decision that planning 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 30 Nant Y Gaer, Llay and as contained within the application documentation.
3. 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.

4. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
5. The vehicular access hereby approved shall be a minimum width of 3.2 metres.
6. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.
7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 33 metres in both directions 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

|                  |                                                                                                                 |                      |                              |
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|                  |                                                                                                                 | <b>Decision Date</b> |                              |

#### **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 interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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.
5. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. 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.

#### **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 kerbline and cross the footpath in connection with condition no. 06. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



**Officer Appointed for this purpose  
Chief Officer Planning & Regulatory**

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