## Planning Service 16 Lord Street Wrexham LL11 1LG

Telephone: 01978 298994 E-mail: planning@wrexham.gov.uk Web: www.wrexham.gov.uk/planning



## Y Gwasanaeth Cynllunio 16 Stryt yr Arglwydd Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994 E-bost: planning@wrexham.gov.uk Gwe: www.wrexham.gov.uk/planning

## Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

## Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Na	ame, Address and Contact Details	
Title: Mr	First Name: P W	Surname: Groom
Company name:	P W Goom	
Street address:	C/O Roger Parry and Partners	
; 		Telephone number:
		Mobile number:
Town/City:	WREXHAM	Fax number:
Country:		Email address:
Postcode:		
Are you an agent a	acting on behalf of the applicant?	
2. Agent Name	e, Address and Contact Details	
Title: Mr	First Name: Richard	Surname: Corbett
Company name:	Roger Parry & Partners LLP	
Street address:	Roger Parry & Partners	
i I	The Estates Office	Telephone number: 01691655334
	20 Salop Road	Mobile number:
Town/City:	Oswestry	Fax number:
Country:	United Kingdom	Email address:
Postcode:	SY11 2NU	richard@rogerparry.net
3. Description	of the Proposal	
Please describe th	ne proposal:	
1	ble housing residential development, formation of ver	nicular access, access road and all associated works
Has the building o	r works already been carried out?	s   No

4. Site Addres	s Details					
Full postal addre	ss of the site (including full pos	tcode where available)	Description:			
House:	Suffix:					
House name:	Land off Ellesmere Lane					
Street address:	Ellesmere Lane					
	Penley					
Town/City:	WREXHAM					
Postcode:	LL13 0LP					
	cation or a grid reference sted if postcode is not known):					
Easting:	341686					
Northing:	339516					
		<u> </u>				
5. Assessmer	nt of Flood Risk					
	an area at risk of flooding? (Re ttp://data.wales.gov.uk/apps/flo		ent's Development Ad	lvice		No
	evelopment is within an area a fer to Section 6 and 7 and App					equences
Is your proposal	within 20 metres of a watercoul	se (e.g. river, stream or b	eck)?			No
Will the proposal	increase the flood risk elsewhe	ere?			○ Yes ⊚	No
How will surface	water be disposed of?					
Sustainable	drainage system	Main sewer		Pond/lake		
✓ Soakaway		Existing watercours	se			
6. Biodiversit	y and Geological Conse	rvation				
documentation"). The notes provid present or nearby Having referred to	vering the following questions re e further information on when to y and whether they are likely to to the guidance notes, is there a for on land adjacent to or near the	here is a reasonable likeli be affected by your propo a reasonable likelihood of	hood that any importar osals.	nt biodiversity or geologica	I conservation	features may be
a) Protected and	priority species:					
Yes, on the	development site	Yes, on	land adjacent to or nea	ar the proposed developme	ent (	No
b) Designated sit	es, important habitats or other	biodiversity features:				
Yes, on the	development site	Yes, on	land adjacent to or nea	ar the proposed developme	ent (	No
c) Features of ge	ological conservation importan	ce:				
Yes, on the	development site	Yes, on	land adjacent to or nea	ar the proposed developme	ent (	No
Supporting Info	rmation Requirements					
	ment proposal is likely to affect tion and assessments to allow				o submit, with	the application,
	all information required will res		ng deemed invalid. It w	vill not be considered valid	until all inform	ation required by

6. Biodiversity and G	eologi	cal Co	onserv	ation			
Your Local Planning Author	ority will	be able	to advis	se on the	e content d	any assessments that may be required.	
7 Due amplication A	l!						
7. Pre-application Ad	ivice						
Has assistance or prior ac	dvice bee	n soug	ht from t	the loca	I authority	bout this application?	<b>)</b>
8. Neighbour and Co	mmun	ity Co	nsulta	tion			
Have you consulted your r	neighbou	ırs or th	e local d	commur	nity about t	e proposal?	Yes   No
9. Authority Employe	ee/Mem	ber					
With respect to the Author (a) a member of (b) an elected m (c) related to a m (d) related to an	staff ember nember o	of staff	r		Do any	of these statements apply to you?	Yes   No
10. Site Area							
What is the site area?  Does your proposal involvopen space?  11. Residential Units		nstructi	on of a r	new buil	ding which	would result in the loss or gain of public O.83  Yes	hectares
Does your proposal includ	le the ga	in or los	ss of res	idential	units?	•	Yes Q No
Market Housing - Proposed	t					Market Housing - Existing	
		Nun	nber of be	drooms		Numbe	er of bedrooms
	1	2	3	4+	Unknown	1 2	3 4+ Unknown
Bedsits/Studios						Bedsits/Studios	
Cluster Flats						Cluster Flats	
Flats/Maisonettes						Flats/Maisonettes	
Houses	0	0	0	0	25	Houses	
Live-Work Units						Live-Work Units	
Sheltered Housing						Sheltered Housing	
Unknown						Unknown	
Proposed Market Housing To	otal		25			Existing Market Housing Total	
Social Rented Housing - Pr	oposed					Social Rented Housing - Existing	
		Nun	nber of be	drooms			er of bedrooms
	1	2	3	4+	Unknown	1 2	3 4+ Unknown
Bedsits/Studios						Bedsits/Studios	
Cluster Flats						Cluster Flats	
Flats/Maisonettes	+					Flats/Maisonettes	
Houses						Houses	
Live-Work Units						Live-Work Units	
	-				-		
Sheltered Housing						Sheltered Housing	
Unknown						Unknown	

					_						_
Proposed Social Housing Tot	al					Existing Social Housing Total	al				
Intermediate Housing - Pro	nosed					Intermediate Housing - Ex	istina				
intermediate riousing - i re	poseu	Num	ber of bed	Irooms		intermediate riousing - Ex	isting	Num	ber of be	drooms	
	1	2	3	4+	Unknown		1	2	3	4+	Unknown
Bedsits/Studios						Bedsits/Studios					
Cluster Flats						Cluster Flats					
Flats/Maisonettes						Flats/Maisonettes					
Houses						Houses					
Live-Work Units						Live-Work Units					
Sheltered Housing						Sheltered Housing					
Unknown						Unknown					
Proposed Intermediate Housi	ing Total				]	Existing Intermediate Housing	ng Total				
Key Worker Housing - Prop	osed					Key Worker Housing - Exi	sting				
			ber of bed						ber of be	1	1
	1	2	3	4+	Unknown		1	2	3	4+	Unknown
Bedsits/Studios						Bedsits/Studios					
Cluster Flats						Cluster Flats					
Flats/Maisonettes						Flats/Maisonettes					
Houses						Houses					
Live-Work Units						Live-Work Units					
Sheltered Housing						Sheltered Housing					
Unknown						Unknown					
Proposed Key Worker Housin	Totals					Existing Key Worker Housin	g Total				
Total proposed residential units		25									
Total existing residential (											
2. All Types of Deve	elopme	nt: No	n-resid	dentia	al Floorsp						
oes your proposal involv	e the los	s, gain	or chang	e of us	se of non-res	oorspace?		(	Yes	• N	lo
3. Employment											
o Employment details we	ere subm	itted for	this app	lication	1						
4. Hours of Openinզ	9										
4. Hours of Opening o Hours of Opening detai	_	submitte	ed for this	s applic	cation						
o Hours of Opening detai	ils were s										
o Hours of Opening detai	ils were s	al Proc	cesses	and I	Wachiner						
5. Industrial or Com	ils were s	al Proc	cesses es which	and I	<b>Machiner</b> I be carried	site and the end products i	ncluding	plant, ve	entilation	n or air	conditionin
o Hours of Opening detai	nmercia ties and processing the state of the	processery which	es which	and I	<b>Machiner</b> I be carried	site and the end products i	ncluding	plant, ve	entilation	n or air :	conditionin

Please describe the current use of the site:   Agricultural land	16. Renew	able and Low Carbon Ene	rgy							
Does the proposal involve any of the following?  Land which is known to be contaminated?  Land where contamination is suspected for all or part of the site?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to submit an appropriate contamination assessment.  Does your proposal involve the construction of a new building?  If yes please complete the following information regarding the element of the site area which is in previously developed land or greenfield land:  Area of Land (hal) proposed for new development  Greenfield land  O .83  18. Site Visit  Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes No  If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  The agent The applicant certifies hat on the day 21 days before the date of this application industry expect in yeal? the applicant was the owner (owner is a person with a freekninges of the assert of times with a line application industry application industry planning (Development Management Procedure) (Wales) Order 2012  LordiffyThe applicant certifies hat on the day 21 days before the date of this application and the process of the process of the site of the same of the same of the page to the process of the same of the page to the p	Does your pr	roposal involve the installation of a	a stand-alone rene	wable or low-carbon er	nergy developn	nent?	Yes	No	)	
Please describe the current use of the site:   Agricultural land	17. Existin	g Use								
Agricultural land  Is the site currently vacant?  Does the proposal involve any of the following?  Land which is known to be contaminated?  Land where contamination is suspected for all or part of the site?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to the presence of contamination?  A proposed use that would be particularly vulnerable to a new building?  I yes a load of the presence of the presence of contamination assessment.  Does your proposal involve the construction of a new building?  I yes a load of the presence of the site area which is in proviously developed land or greenfield land:  A yes a load of the presence of the proviously developed land or greenfield land:  A yes a load of the planning suthority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  If the planning suthority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  The agent a heaping suthority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  The agent a heaping suthority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  The agent a pleast on the day 21 days before the date of this greater of the select of the land or building to which the application release.  Town and Country Planning Covering		-								
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Agricultural Holding Certificate  Town and Country Planning (Development Management Procedure) (Wales) Order 2012  Agricultural Land Declaration - You Must Select Either A or B  (A) None of the land to which the application relates is, or is part of an agricultural holding.  (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:  Notice recipient  Date notice served				Declaration date:					Declaration mad	
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Name:	Agricultural (A) None of (B) I have/Tl application,	Town and Cou Land Declaration - You Must Sele the land to which the application r ne applicant has given the requisi was a tenant of an agricultural ho	Ag Intry Planning (D ct Either A or B elates is, or is part te notice to every p	evelopment Managem t of an agricultural holdi person other than myse	nent Proceduring.	t who, on the	e day 21 day			0
	Name:									$\overline{1}$

Number:	Su	ıffix:	House name:					
Street:								
Locality:								
Town:								
Postcode:		]						
Γitle: Mr	First name:	Richard			Surname:	Corbett		
Person role:	AGEN	Т	Declarat	ion date:	15/0	3/2018		✓ Declaration made
0. Declaration	1							
dditional informa	tion. I confirm that	, to the best of I	bed in this form and the a my knowledge, any facts opersons giving them.				Date	15/03/2018