



DATE 2019

Wrexham County Borough Council
Planning Services
16 Lord Street
Wrexham
LL11 1LG

Dear Sir / Madam

land off Mold Road (A541) and Stansty Chain Road, Stansty, Wrexham, LL11 4YF

APPLICATION FOR OUTLINE PLANNING PERMISSION

PLANNING PORTAL REF : PP-08210321

Proposed residential development for up to 455 no. residential dwellings (of which up to 25% will be affordable) and detailed means of access with all other matters reserved.

Following on from our pre-application discussions with a range of Officers (most notably with David Williams and Matthew Phillips in Planning) having used the Council's Development Team service I have the pleasure of submitting a planning application on behalf of my clients, Russell Homes; this has been done online through the Planning Portal.

The submission comprises the following items:

1. a payment for **£28,600** to Wrexham County Borough Council - this being the fee payable for the Outline development based upon the total red line site area proposed (21.53 ha).
2. the completed Planning Application form; with associated notices and certificate.
3. a full set of supporting documents and drawings (identified on the planning application submission schedule spreadsheet that is attached to this letter) all of which are enclosed upon the CD that is enclosed with the hard copy of this letter.

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Please note given the size of the submission documents only the basic elements of the application have been made online via the Planning Portal (ref. PP-08210321) with the complete submission pack having been copied onto a CD for easy transfer onto your own online viewing system and onward distribution.

We are keen that the proposals can be considered at the very earliest available opportunity.

For the purposes of the consultation and determination period we consider that the application is duly submitted as of today's date and meets the requirements set out in Article 22(3) of the DMPO 2012 (as amended) and as such should be treated as being "valid upon the date of receipt"; as such the 21-day consultation period, and likewise the determination period, runs from the DATE 2019. We would ask that all statutory consultees respect the 21-day limit and respond accordingly to avoid any late submissions.

In the meantime, I look forward in receiving your acknowledgement and notification that this application has been safely received and duly registered as being valid at your very earliest convenience, along with a receipt for the application fee.

Please contact me at any time on either the office number (01244 349400) or my mobile (07971 446630) should you, or any consultees and indeed your Members, need me to clarify any particular aspect of this application.

Yours faithfully



Justin Paul

BA BTP MRTPI

Cc Gary Lynch, Russell Homes

Encs PA submission schedule spreadsheet
CD (with copy of complete PA submission)
PA fee cheque