

Application for Planning Permission.  
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. Site Details**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="land adjacent 150"/>
Address line 1	<input type="text" value="Mancot Lane"/>
Address line 2	<input type="text"/>
Town/city	<input type="text" value="Mancot"/>
Postcode	<input type="text" value="CH5 2AJ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="332172"/>
Northing (y)	<input type="text" value="367377"/>

Description

**2. Applicant Details**

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Gary"/>
Surname	<input type="text" value="Cook"/>
Company name	<input type="text" value="Wales &amp; West Housing Association Ltd &amp; Ann Clare Lea"/>
Address line 1	<input type="text" value="Ty Draig"/>
Address line 2	<input type="text" value="St Davids Park"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ewloe"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CH5 3DT"/>

## 2. Applicant Details

Primary number	<input type="text" value="01352736329"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	<input type="text" value="Please Select..."/>
First name	<input type="text" value="Justin"/>
Surname	<input type="text" value="Paul"/>
Company name	<input type="text" value="J10 Planning Ltd"/>
Address line 1	<input type="text" value="1-3 Upper Eastgate Row"/>
Address line 2	<input type="text" value="Eastgate Row North"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Chester"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CH1 1LQ"/>
Primary number	<input type="text" value="01244349400"/>
Secondary number	<input type="text" value="07971446630"/>
Email	<input type="text" value="justin@j10planning.com"/>

## 4. Site Area

What is the site area?	<input type="text" value="1.55"/>
Scale	<input type="text" value="Hectares"/>

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes  No

## 5. Description of the Proposal

Please describe the proposed development including any change of use

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

Is the site currently vacant?

Yes  No

## 6. Existing Use

If Yes, please describe the last use of the site

No information available - land has been used for occasional grazing / horse paddock - now generally features un-managed scrub and grass

When did this use end  
(if known)?

### Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

### Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes  No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Greenfield land	1.44

## 7. Materials

Does the proposed development require any materials to be used in the build?

Yes  No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Render and brick

Roof	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Concrete (grey) tiles

Windows	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	UPVC

Doors	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	UPVC

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Post and rail and hedgerows

## 7. Materials

Description of proposed materials and finishes:	Combination of post and rail replacement, hedgerows, close boarded fencing, timber hit and miss, and metal railings
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Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Not applicable
Description of proposed materials and finishes:	Bitmac and concrete paving

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to drawings and DAS

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal?  Yes  No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding?  Yes  No

Refer to the Welsh Government's Development Advice Maps website.

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C1	6	0.67

**If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.**

## 11. Assessment of Flood Risk

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## 12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to Drainage asset plans in FCA

#### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

Kerbside collections with communal bin-store for centrally located terrace

#### 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

#### 16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

#### 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

#### 18. Employment

Will the proposed development require the employment of any staff?

Yes  No

#### 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

#### 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not Applicable

Is the proposal for a waste management development?

Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

#### 21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes  No

#### 22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

#### 23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

If Yes, please provide details:

Formal WG DMO pre-application consultation exercise commenced in March 2020

## 24. 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  
 Other person

## 25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?  Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Evidence of affordable housing need exists; no highways objection; site is on edge of settlement in Green Barrier and part within Flood Zone C1; Officers felt though that despite supporting policy and no 5 year housing land supply the proposal could not be supported.

## 26. Authority Employee/Member

**With respect to the Authority, is the applicant or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Do any of these statements apply to you?  Yes  No

## 27. Ownership Certificates

**Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

**I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.**

Owner/Agricultural Tenant

## 27. Ownership Certificates

Name of Owner	Ann Lea
Number	23
Suffix	
House Name	
Address line 1	Jackson Avenue
Address line 2	
Town/city	Leeds
Postcode	LS8 1NP
Date notice served	17/04/2020

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date

Declaration made

## 28. 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

Person role  The applicant  The agent

Title

First name

Surname

Declaration Date

Declaration made

## 29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)