



INSERT DATE 2022

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

Dear Sir / Madam

**Land adj. Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU**

**APPLICATION FOR OUTLINE PLANNING PERMISSION**

**PLANNING PORTAL REF : PP-11125008**

***Proposed residential development for the construction of up to 39 residential dwellings with all matters reserved except for detailed means of primary highway access and indicative provision made for pedestrian linkages, public open space, landscaping, drainage and biodiversity.***

Following on from our (pre-application/eLDP) discussions with a range of Officers (most notably with Bryn Bolton and Matthew Phillips in Planning) I have the pleasure of submitting a planning application on behalf of my clients, Pridding Farming Partnership; which has completed online through the Planning Portal.

The submission comprises the following items:

1. A payment of **£8,280** fee : this being the fee payable for an Outline application based upon the **1.72 ha** site area.
2. the completed Planning Application form; with associated notices and certificate, along with CIL regulation forms.

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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 DVD that is enclosed with the hard copy of this letter and will also be issued by way of a separate SHAREPOINT download link.

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-11125008**) with the complete submission pack having been copied onto a DVD for easy transfer onto your own online viewing system and onward distribution. In addition, the package will be made available by way of a separate **SHAREPOINT** download link..

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 **INSERT DATE 2022**. We would ask that all statutory consultees respect the 21-day limit and respond accordingly to avoid any late submissions.

The applicant is keen that the proposals can be considered at the very earliest available opportunity.

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 Valerie Pridding

Encs PA submission schedule spreadsheet  
DVD (with copy of complete PA submission)