

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
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Web: www.wrexham.gov.uk/planning



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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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Application for Outline Planning Permission with some 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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Reference:

Name/Company

Title

Mrs

First name

Valerie

Surname

Pridding

Company Name

Pridding Farming Partnership

Address

Address line 1

1 Deva Cottages

Address line 2

Hill Road

Address line 3

Eccleston

Town/City

Chester

Country

Postcode

CH4 9HG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Reference:

Name/Company

Title

Mr

First name

Justin

Surname

Paul

Company Name

J10 Planning Ltd

Address

Address line 1

2 Wrexham Road

Address line 2

Address line 3

Town/City

Chester

Country

United Kingdom

Postcode

CH4 7QR

Contact Details

Primary number

01244349400

Secondary number

07971446630

Email address

justin@j10planning.com

Site Area

What is the site area?

1.72

Reference:

Scale

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

Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
 Appearance
 Landscaping
 Layout
 Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Description

Please describe the proposed development

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.

Has the work already been started without planning permission?

- Yes
 No

Existing Use

Please describe the current use of the site

Agricultural holding and contractors yard

Is the site currently vacant?

- Yes
 No

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.

Reference:

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

Area of previously developed land proposed for new development

0.34	hectares
------	----------

Area of greenfield land proposed for new development

1.38	hectares
------	----------

Materials

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

- Yes
 No

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.

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.

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'

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.](#)

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

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?

Reference:

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.

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 and state the plan(s)/drawing(s) references

Please refer to Drainage Strategy

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

Trade Effluent

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

Yes

No

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.

All Types of Development: Non-Residential Floorspace

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

Yes

No

If you have answered Yes to the question above please add details in the following table:

Use Class:

Other

Existing gross internal floorspace (square metres):

477

Gross internal floorspace to be lost by change of use or demolition (square metres):

477

Total gross internal floorspace proposed (including change of use) (square metres):

42323

Net additional gross internal floorspace following development (square metres):

41846

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	477	477	42323	41846

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

Yes

No

Reference:

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Renewable and Low Carbon Energy

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

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Neighbour and Community Consultation

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

Yes

No

If Yes, please provide details

As part of WG DMO formal pre-application procedure a consultation has been undertaken.
The results of this exercise are provided in the PAC report accompanying the application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

Reference:

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

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

Mr

First Name

Bryn

Surname

Bolton

Reference

ENQ/2021/0227

Date (must be pre-application submission)

23/07/2021

Details of the pre-application advice received

Feedback letter dated 23 September 2021 provided guidance from Council and offered general support for the proposal subject to some design and highway amendments.

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

Reference:

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes
 No

Certificate of Ownership - Certificate B

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

<p>Name of Owner/Agricultural Tenant: Wrexham County Borough Council - Highway Department</p> <p>House name:</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: 16 Lord Street</p> <p>Address Line 2:</p> <p>Town/City: Wrexham</p> <p>Postcode: LL11 1LG</p> <p>Date notice served (DD/MM/YYYY): 19/06/2022</p> <p>Person Family Name:</p>

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Reference:

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

Agricultural Tenant

Name of Agricultural Tenant:

The Pridding Farming Partnership

House name:

Number:

Suffix:

Address line 1:

1 Deva Cottages

Address Line 2:

Hill Road

Town/City:

Eccleston, Chester

Postcode:

CH4 9HG

Date notice served (DD/MM/YYYY):

19/06/2022

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Justin

Surname

Paul

Declaration Date

19/06/2022

Declaration made

Reference: