Application for Outline Planning Permission with all matters reserved.

Town and Country Planning Act 1990.

Llywodraeth Cymru
Welsh Government

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.

Please complete using block capitals and black ink.
Incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	First Name:	Last Name:
Mr	Stephen	Bayley

Company (optional): Wrexham County Borough Council

Unit: | House Number: | House suffix:

House Name: Housing and Economy Department

Address 1: Ruthin Road

Address 2: Wrexham

Address 3:

Town: Wrexham

County: Wrexham

Country: Wales

Postcode: LL13 7TU

2. Agent Name and Address

Title:	First Name:	Last Name:
Mrs	Ceri	Postle

Company (optional):

Unit: | House Number: | House suffix:

House Name: Strategy and Development Team- Housing and Economy Department

Address 1: Ruthin Road

Address 2:

Address 3:

Town:	Wrexham
County:	Wrexham
Country:	Wales
Postcode:	LL13 7TU

3. Description of the Proposal

Please describe the proposal:

New build social housing comprising: 8x 1bedroon, 2 person apartments, 4x 2 bedroom, 4 person houses, 1x 3 bed

Has building or works already been carried out?	Yes		No ✓
If Yes, please state when the building or works were started: (DD/MM/YYYY) (date must be pre-application submission)			
Have the works been completed?	Yes		No ✓
If Yes, please state when the works were completed: (DD/MM/YYYY) (date must be pre-application submission)			

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House Number: | House suffix:

House Name:	Nant Silyn
Address 1:	Pont Wen
Address 2:	Wrexham
Address 3:	
Town:	Wrexham
County:	Wrexham
Postcode (optional):	LL13 8SQ

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 34361 Northing: 49877

Description:

5. Pre-application advice

Has assistance or prior advice been sought from the local 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.)

Please tick if the full contact details are not known, and then complete as much as possible: ✓

Officer Name: Sharon Holman

Reference:

Date (DD/MM/YYYY) (must be pre-application submission): Feb-Mar 2018

Details of pre-application advice received?

Advice on layout/number of properties

6. Biodiversity and Geological Conservation

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		b) Designated sites, important habitats or other biodiversity features:		c) Features of geological conservation importance:	
Yes, on the development site		Yes, on the development site		Yes, on the development site	
Yes, on land adjacent to or near the proposed development		Yes, on land adjacent to or near the proposed development		Yes, on land adjacent to or near the proposed development	
No	✓	No	✓	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.

7. Neighbour and Community Consultation

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

Yes ✓ No

If Yes, please provide details:

Open consultation event held: XXXX xXX peopele attended

8. Authority Employee/Member

With respect of the Authority, I am:

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

If Yes, please provide details of the name, relationship and role:

The Applicant- Mr Stephen Bayley- Head of Housing and Economy Department. The Agent, Ceri Postle Project M

9. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website – http://data.wales.gov.uk/apps/floodmapping/)

Yes No ✓

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

Floodplan Area:	Residential (Number of Units)	Non-residential (Area of land-hectares)
Floodplain C1		
Floodplain C2		

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 TAN 15 – http://wales.gov.uk/topics/planning/policy/tans/tan15/? lang=en)

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 ✓

How will surface water be disposed of?

Sustainable drainage system Soakaway Main sewer ✓

Existing watercourse Pond/lake

10. Existing Use

Please describe the current use of the site:

Former site of WCBC owned Residential Care Home

Is the site currently vacant? Yes ✓ No

If Yes, please describe the last use of the site:

Residential Care Home

When did this use end (if known)? (DD/MM/YYYY) (date where known may be approximate) Sept 2015

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No ✓

Land where contamination is suspected for all or part of this site? Yes No ✓

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No ✓

If you have answered 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:

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for new development	0.4 ha	

11. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? Yes No ✓

If you have answered Yes to the question above please state the proposed energy output capacity in Mega Watts (MW):

Renewable Energy Type	Energy Capacity (MW)	Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion		Geothermal	
Biofuels		Ground/water/air heat pumps	
Biomass		Hydropower	
Combined heat and power (CHP)		Solar	
District heating		Waste heat energy	
Fuel Cells		Wind	

Other low carbon or renewable energy (please specify below)

12. Site Area

Please state the site area in hectares (ha) 0.4

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? Yes No ✓

If Yes, please complete the following information regarding public open space:

	Open Space Lost	Open Space Gained
Area of Land (ha)	N/A	N/A

13. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes ✓ No

If Yes, please complete details of the changes in the tables below:

PROPOSED HOUSING

Market Housing	Not known	1 (Number of Bedrooms)	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)
						Totals (a+b+c+d+e+f+g) =		(A)

Social Rented	Not known	1 (Number of Bedrooms)	2	3	4+	Unknown	Total	
Houses			6				6	(a)
Flats and maisonettes		8					8	(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type				1			1	(g)
						Totals (a+b+c+d+e+f+g) =	15	(B)

(Number of Bedrooms)

Intermediate	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Totals (a+b+c+d+e+f+g) = **(C)**

(Number of Bedrooms)

Key Worker	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Totals (a+b+c+d+e+f+g) = **(D)**

TOTAL PROPOSED RESIDENTIAL UNITS (A+B+C+D) =

EXISTING HOUSING

(Number of Bedrooms)

Market Housing	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)

Bedsit/studios							(f)
Unknown type							(g)

Totals (a+b+c+d+e+f+g) = **(E)**

(Number of Bedrooms)

Social Rented	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Totals (a+b+c+d+e+f+g) = **(F)**

(Number of Bedrooms)

Intermediate	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)
Cluster flats								(d)
Sheltered housing								(e)
Bedsit/studios								(f)
Unknown type								(g)

Totals (a+b+c+d+e+f+g) = **(G)**

(Number of Bedrooms)

Key Worker	Not known	1	2	3	4+	Unknown	Total	
Houses								(a)
Flats and maisonettes								(b)
Live-work units								(c)

Cluster flats							(d)
Sheltered housing							(e)
Bedsit/studios							(f)
Unknown type							(g)

Totals (a+b+c+d+e+f+g) = (H)

TOTAL EXISTING RESIDENTIAL UNITS (E+F+G+H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS
(Proposed Housing Grand Total – Existing Housing Grand Total): 15

14. 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/type of use		Not Applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres	Net additional gross internal floorspace following development (square metres)
A1	Shops					
	Net tradable area					
A2	Financial and professional services					
A3	Restaurant and cafes					
B1 (a)	Offices					
B1 (b)	Research and Development					

Use class/type of use		Not Applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres	Net additional gross internal floorspace following development (square metres)
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotel or halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
Other (please specify)		☐				
	Total:					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class/type of use		Not Applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels				
C2	Residential Institutions				
Other (please specify)					

15. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	N/A		
Proposed employees			

16. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
N/A				

17. 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:

N/A

Is the proposal a waste management development? Yes ☐ No ☑

If the answer is Yes, please complete the following table:

	Not Applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational through put in tonnes (or litres if liquid waste)
Inert landfill			
Non-hazardous landfill			
Hazardous landfill			
Energy from waste incineration			
Other incineration			
Landfill gas generation plant			
Pyrolysis/gasification			
Metal recycling site			
Transfer stations			
Material recovery/recycling facilities (MRFs)			
Household civic amenity sites			
Open windrow composting			
In-vessel composting			
Anaerobic digestion			
Any or combined thermal mechanical, treatment biological and/or thermal treatment (MBT)			
Sewage treatment works			
Other treatment			
Recycling facilities construction, demolition and excavation waste			

	Not Applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational through put in tonnes (or litres if liquid waste)
Storage of waste			
Other waste management			
Other developments			

Please provide the maximum annual operational throughout of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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 clear what information it requires on its website.

18. Ownership Certificates

One Certificate A,B,C, or D, must be completed together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A. Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed – Applicant:	Or signed – Agent:	Date:(DD/MM/YYYY)

(Date cannot be pre-application)

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 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:	Address:	Date Notice Served:

Signed – Applicant:	Or signed – Agent:	Date:(DD/MM/YYYY)
		(Date cannot be pre-application)

Certificate of Ownership – Certificate C. Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

I certify/The Applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it , but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner:	Address:	Date Notice Served:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date:(DD/MM/YYYY)

(Date cannot be pre-application)

Certificate of Ownership – Certificate D. Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The Applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed – Applicant:

Or signed – Agent:

Date:(DD/MM/YYYY)

(Date cannot be pre-application)

19. Agricultural Holdings

Agricultural Holding Certificate. Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration – You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding:.

Signed – Applicant:	Or signed – Agent:	Date:(DD/MM/YYYY)
		(Date cannot be pre-application)

(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:

Name of Owner:	Address:	Date Notice Served:

Signed – Applicant:	Or signed – Agent:	Date:(DD/MM/YYYY)
		(Date cannot be pre-application)

20. Planning Application Requirements – Checklist

Please read the following checklist to make sure you have sent all the information in support of your 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.

The original and 3 copies of a completed and dated application form: ☐

The correct fee: ☐

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies of design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D – as applicable): ☐

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings) ☐

Depending on the type and scale of proposed development, your application – in order to be validated – may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any 'Local Validation Requirements' will be available on the Local Planning Authority's website.

21. 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.

Signed – Applicant:	Or signed – Agent:	Date:(DD/MM/YYYY)
		(Date cannot be pre-application)

22. Applicant Contact Details

Telephone Numbers

Country Code:	National Number:	Extension Number:
01978	315620	6620

Country Code:

Mobile Number (optional):

Fax Number (optional):

Email address (optional):

23. Agent Contact Details

Telephone Numbers

Country Code: 01978

National Number: 315527

Extension Number: 6527

Country Code:

Mobile Number (optional):

Fax Number (optional):

Email address (optional): ceri.postle@wrexham.gov.uk

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)

Agent ✓ Applicant Other (If different from the agent/applicant's details)

If other has been selected, please provide:

Contact Name:

Telephone Number:

Email address:

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.
This document is also available in Welsh.

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