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

RF/01
10th June 2024

Dear Sirs

APPLICANT: RAFELA AND SOPHIE FITZHUGH
ADDRESS: LAND ADJACENT TO THE BROW, WREXHAM ROAD, OVERTON
APPLICATION REF: PLANNING PORTAL REF. PP-13094087

On behalf of our Client, Rafela and Sophie Fitzhugh, we are hereby pleased to submit the aforementioned detailed planning and listed building consent application to Wrexham County Borough Council for determination.

The Application seeks detailed planning permission and listed building consent for the following development:

> ***"Erection of 1 no. dwelling (C3) and single detached garage, and associated access arrangements/works, drainage infrastructure works, and landscaping works"***

The Application comprises the following plans and technical reports:

- Application form and Certificate A;
- Drawing Package including:
  - Site Location Plan and Block Plan
  - Existing Site Plan
  - Proposed Site Plan
  - Proposed Elevations and Floorplans
  - Proposed Streetscene/Section
- Planning, Design and Access Statement;
- Highways Access Report;
- Drainage Strategy;
- Ecological Appraisal;
- Arboricultural Impact Assessment and Method Statement;
- Green Infrastructure Statement;
- Heritage Impact Assessment;
- Topographical Survey.

The requisite application fee will be paid by our Client.

Address:
5 Portal Business Park, Eaton Lane,
Tarporley, Cheshire, CW6 9DL

Telephone:
07506 279 147

Email:
enquiries@grimsterplanning.co.uk

We trust that the information submitted is in accordance with the Council's validation requirements to allow for the expedient validation of the application, and we look forward to receiving formal notification to this effect shortly.

In the meantime, please do not hesitate to contact us should you require any clarification or further information.

Yours Sincerely



Steve Grimster
Managing Director

Address:
5 Portal Business Park, Eaton Lane,
Tarporley, Cheshire, CW6 9DL

Telephone:
07506 279 147

Email:
enquiries@grimsterplanning.co.uk