PLANNING ANGEL
PLANNING AND DEVELOPMENT CONSULTANCY
GUARDIAN OF YOUR PROJECT

Planning and Building Control

Wrexham Borough Council

16 Lord Street,

Wrexham

LL11 1LG

9th December 2024

Dear Sirs/Madam,

Please find enclosed a planning application for new vehicular access, hardstanding and single storey side/rear extensions (demolition of existing rear extension) to Springfield, Buck Road, Commonwood, Wrexham LL13 9TF submitted on behalf of Ian Southwell.

A detailed explanation of the application is set out within the submitted Planning Statement.

The application includes the following which has been submitted on the Planning Portal under reference PP-13513995.

- The Application Form;
- The appropriate Certificate of Ownership;
- Application drawings which are submitted for approval as follows:
  - 333-SBR-PL-001 Rev A Existing Plan, Elevations and Section
  - 333-SBR-PL-002 Rev A Location Plan
  - 333-SBR-PL-003 Rev A Block Plan
  - 333-SBR-PL-004 Rev B Proposed Garage Plan and Elevations
- Supporting Reports/Documents:
  - Planning Statement – prepared by Planning Angel Ltd
  - Green Infrastructure Statement - prepared by Planning Angel Ltd

[redacted]

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Planning Application Fee

The fee has been paid online by the applicant.

Should you require any further information or clarification on any of the above then please contact me. We look forward to receiving confirmation of validation at your earliest convenience, and the earliest opportunity to discuss the approval of the proposals further with your Officers.

Yours faithfully

Pet Twigg, MRTPI – Director

For and on behalf of Planning Angel Ltd