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Application for prior notification of proposed demolition

Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Part 31

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

Bryn Erddig

Address Line 1

Erddig Road

Address Line 2

Town/city

Wrexham

Postcode

LL13 7DS

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

Easting (x)

333010

Northing (y)

349264

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Nicholas

Company Name

Pinefold Ltd

Address

Address line 1

Emral House Nursing Home

Address line 2

11 Chester Road

Address line 3

Town/City

Wrexham

Country

Postcode

LL11 2SA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Craig

Surname

Baugh

Company Name

CB Architectural Design

Address

Address line 1

41 Foster Road

Address line 2

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 2LT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Proposed Demolition Works

Please describe the building(s) to be demolished

Bryn Erddig, detached single storey dormer bungalow with associated garage

Please state the reasons why demolition needs to take place

In poor structural repair.
Has been vacant for some time.

Please describe the proposed method of demolition

Selective demolition,demolition by hand and demolition by machinery.
A full survey of the property will be undertaken prior to demolition to identify any hazardous substances and materials.
There will also be a review of the preference of the nearby neighbourhood to noise and dust, as well as other possible impacts of the demolition to the community.
A detailed plan on how the demolition will best be executed will be developed. The demolition plan will contain specifics on which demolition methods to use in each part of the building along with the sequence of how it will be carried out.
Supporting details such as the location of the building and its distance from other structures and roads, as well as from vulnerable zones such as schools and hospitals, will be indicated.
The demolition plan will contain all the measures on how to manage health, safety, and waste disposal before, during, and after the demolition.

How and where would spoil/rubble be disposed of?

spoil and rubble will be disposed of off site by a registered waste removal company.
Any materials that can be reclaimed, reused or can be presented for sale will be stored onsite on pallets away from the site boundaries.

Please provide details of the proposed restoration of the site

The site will be turfed and landscaped where the proposed demolition is present and used as an extended garden by the adjoining Woodrarn House

When do you expect the works to commence (date must be post application submission)?

01/05/2025

When do you expect the works to be completed (date must be post application submission)?

26/06/2025

Are there any public Rights of Way within the site or immediately adjoining the site?

◯ Yes
⊘ No

Is redevelopment or rebuilding proposed at a later date?

◯ Yes
⊘ No

Does the proposal involve the felling or pruning of any tree(s)?

⊘ Yes
◯ No

If Yes, please show details on a plan and provide the reference number of the plan(s):

923/L(2)01

Site Visit

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

- [x] 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)

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] 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

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

18/09/2024

Details of the pre-application advice received

A full planning application was submitted in error and a fee paid of £230.
A partial refund will be required to be made to the applicant.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Craig Baugh

Date

21/12/2024