Planning Service
16 Lord Street
Wrexham LL11 1LG
Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG
Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission

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: 17

Suffix:

Property Name:

Address Line 1: Stryt Issa

Address Line 2: Penycae

Town/city: Wrexham

Postcode: LL14 2PN

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

Easting (x): 328715

Northing (y): 345645

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Karen

Surname

Evans

Company Name

Address

Address line 1

Pear Tree Cottage

Address line 2

Bersham Road

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL14 4HR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Email address

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

Site Area

What is the site area?

0.04

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

Description

Please describe the proposed development including any change of use

According to the owner (who we are buying from, due to complete any day) what is currently 17 Stryt Issa, was until 1982 numbers 17 and 18 Stryt Issa and was two semi-detached cottages owned by two generations of the same family, when the grandparents died the daughter and her husband who owned 18 bought the second cottage number 17. The only change they made was to knock a doorway through in the hall. No other changes have been made to this day. The very elderly owner is now in a home and the property is empty.
The property needs significant renovation including a new roof and replacement of the render on the exterior and plaster on the inside, new damp proof, windows doors, bathrooms and kitchens. The cost of the works is too expensive for the ceiling price for one property in that area, so the house will just fall into further disrepair. However if the house is divided into two cottages again the works are financially viable a the value for two cottages is more than one house.
There are still two kitchens in place one in the original 17 and one in the original 18 and two bathrooms one in the original 17 and one in the original 18. There are two parking spaces each end of the house so two for each cottage, there are garden areas for each. The original number 17 the smaller cottage has a front garden and large lawn to the rear, the larger cottage originally number 18 has a side garden and a rear patio and garden. Both are larger then the requirement of 50 square meters.
We are applying for planning permission to change what is currently one house back into the two cottages as it was until 1982. We do not plan to make any changes to the shape or structure externally from a visual point of view (except to renovate what is already there). The only internal change to return from one house to two cottages is to block the opening created in 1982 in the hallway, meaning you cant walk through from one cottage to the other.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

One detached house which was built (and is currently set up) as two semi-detached cottages, needing major renovation with parking either side, gardens to the side, front and rear.

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

The house that currently sits on the site is not currently lived in, the old lady that lived there is now in a retirement home and due to the damp and dangerous electrics the house is not currently habitable. But could be lovely again with signigicant renovation. Current estimates circa £150,000 of work needed.

When did this use end (if known)?

01/06/2023

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.

Does your proposal involve the construction of a new building?

◯ Yes
⊘ No

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?

- [x] 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
- [x] 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
- [x] 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
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] 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
- [x] 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?

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

The property is already in existence and already has two kitchens and two bathrooms from when it was two semi detached cottages until 1982. There will be no more added, the kitchens and bathrooms will just replaced with modern versions of the same. The drains at the house are already connected to the mains drainage system

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

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

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

We have spoken to neighbours and a local councillor regarding the renovations and the fact we are applying for planning to split the one larger detached property to the two smaller semi-detached cottages as it was originally. There were no objections.

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)

◯ 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

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

First Name

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

Surname

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

Reference

ENQ/2024/1136

Date (must be pre-application submission)

18/10/2024

Details of the pre-application advice received

Mr Alan Wells advised on the 14th November 2024:
That full planning was required (we had hoped that is this one property was originally two we might not need planning permission)
That the nature of the proposal was acceptable
That there was evidence of parking on the site to meet the requirement
He advised me to check the measurements to ensure each cottage would have the necessary garden/external areas of at least 50sq metres each which we have and it does)
Phosphates _ Mr Wells commented about adding additional impact on Five Fords, however as there are already kitchens and bathrooms in each I don't think this should be an issue? I have emailed Mr Wells back to double check this point
Plus he gave more information on the planning process as we move forward.

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

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

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Y Wenallt

Number:

Suffix:

Address line 1:
Hill Street

Address Line 2:
Rhos

Town/City:
Wrexham

Postcode:
LL14 1LW

Date notice served (DD/MM/YYYY):
23/09/2024

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mrs

First Name

Karen

Surname

Evans

Declaration Date

09/12/2024

- [x] Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- [x] (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

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mrs

First Name

Karen

Surname

Evans

Declaration Date

14/01/2025

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Karen Evans

Date

14/01/2025

Amendments Summary

New scaled drawing of all the elevations, scale and size of paper added to each drawing.