6/18917

ALLINGTON HUGHES SOLICITORS

10, GROSVENOR ROAD,
WREXHAM,
CLWYD LL11 1SD
Telephone: 0978 291000
DX 26651
Fax: 0978 290493

When telephoning please ask for
Mr. Little

Chief Planning Officer,
Wrexham Maelor Borough Council,
Rhostyllen House,
RHOSTYLLEN
Wrexham.
LL14 4DU

YOUR REF:	OUR REF:	DATE:
CDF/17586	131B4681J	14th December, 1990

Dear Sir,

APPROVED

re: Continued Use of Premises for Wholesale and Retail Distribution of Bedding and Furniture together with assembly of same on a permanent basis and improvements to existing rear service access road at Border Beds Limited Trinity Works Acrefair Wrexham

We enclose herewith our client's application relating to the above proposal together with a cheque to the value of £76.00 to cover the planning fee.

In support of the proposal we would advise you as follows:

(i) The number of vehicles likely to visit the site on a daily basis are as indicated in the Part 2 application forms. On average 1.4 hg delivery vehicles visit the site on any one working day.

(ii) All of our client's suppliers are aware that deliveries will only be accepted in fixed chassis vehicles. These vehicles can negotiate the rear service area so as to be able to visit and leave the site in a forward gear.

(iii) All of our suppliers receive orders on a copy of the attached specimen order form which specifically states that articulated vehicles will not be allowed into the site.

(iv) During the last 12 months articulated vehicles have attempted to use the rear service road on only three occasions and this occurrence should now be eliminated completely. Trading was ceased with one Company early in 1990 due to their failure to accede to the requirement to deliver in rigid vehicles only.

(v) The improved access arrangements will ensure that vehicles will not have any need to mount the kerb when visit ing the rear service area.

(vi) Our clients whilst requiring a permanent permission would be quite willing to accept that it be on a personal basis to Border Beds Limited to enable the Council to control any future users of the site.

cont.....

Solicitors: Partners: J. C. R. Bowden, LL.B., P. F. Craddock, C. M. J. Williams, L. J. Mason, LL.B., D. N. H. Parry, B.A.(Dunelm), Alistair T. Jones, B.A., J. A. Partington, LL.B., T. V. Ryan, LL.B., Jennifer A. Clayton, B.A. Consultant: P. R. Storry. Assistant: Joanne Crawford, LL.B.

Planning Adviser: Peter J. Little, F.R.I.C.S.

And as: DAVID HUGHES & Co., NEWGATE WALK, THE PRECINCT, CHESTER CH1 1JU. Telephone 0244 312166. DX 19983
This firm is authorised by the Law Society to conduct investment business

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A copy of the application has been forwarded to the County Surveyor Shire Hall Mold as a consultee in accordance with Article 18 (4) of the Town & Country Planning General Development Order 1988, a copy of the consultation letter is enclosed herewith.

We can also advise you that we have, in accordance with our clients' instructions withdrawn the Appeal against the refusal of planning permission issued under Code NO. CEF17586. A copy of the letter to the Welsh Office is also enclosed herewith.

We should be pleased if you would take the above matters into consideration before determining the application. If, however, further information or clarification is required please do not hesitate to contact us.

Yours faithfully,

ALLINGTON HUGHES

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Application for Planning permission or Approval of Details of Development
Town and Country Planning Acts 1971 & 1972

Code No. 6/18917

The top **FOUR** completed copies of Part 1 of this form (and also of Part 2 in appropriate cases) and the top copy of the appropriate certificate together with four plans (see notes) must be lodged with the **LOCAL AUTHORITY** for the area in which the application site is located.

PART 1

ALL QUESTIONS MUST BE ANSWERED

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1. Applicant (use block capitals)

Name BORDER BEDS LIMITED

Address LLANGOLLEN ROAD ACREFAIR
WREXHAM LL14 3SF

Tel. No. 265534

Agent (if any) to whom correspondence should be sent (use block capitals)

Name ALLINGTON HUGHES

Address 10 GROSVENOR ROAD
WREXHAM LL11 1SD

Tel. No. 0978 291000

2. Particulars of proposal

(a)	Full address or location of the land to which this application relates (edged red in plan).	(a) Trinity Works Llangollen Road Acrefair
(b)	Area of Site	(b) see plan ~~acres/hectares~~
(c)	Applicant's interest (owner, prospective purchaser, etc.)	(c) owner in part
(d)	Brief particulars of proposed development including the purposes for which the land and/or buildings are to be used.	(d) see attached sheet
(e)	State whether the proposal involves -	State **Yes** or **No**
	(i) New building(s)	(i) No
	(ii) Alteration or extension	(ii) NO
	(iii) Change of use	(iii) Yes on a permanent basis
	(iv) Construction of a new access) vehicular) pedestrian to a highway	(iv) NO
	(v) Alteration of an existing access) vehicular) pedestrian to a highway	(v) NO / Yes / No
(f)	State whether applicant owns or controls any adjoining land. If 'YES' state applicant's interest and edge in blue on the plan	(f) No
(g)	Are there any public rights of way in or adjacent to the site	(g) Yes

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats

If 'YES' please indicate location on plan.

WREXHAM MAELOR BOROUGH COUNCIL 18 DEC 1990 PLANNING DEPARTMENT

3. Particulars of application (See Note 3) -

State whether the application is for:-

		State **Yes** or **No**	If Yes, tick any of the following which are reserved for subsequent approval -
(i)	Outline planning permission	(i) NO	
(ii)	Full planning permission (In the majority of cases this will include change of use applications)	(ii) YES	Siting ☐ Design ☐ External appearance ☐ Landscaping ☐ Access ☐
(ii)	Approval of reserved matters following the grant of outline permission.	(iii) NO	If Yes, state the date and reference of outlined permission
		NO	Date ..... Code No. .....
(iv)	Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.	(iv)	If Yes, state the date and number of previous permission and identify the particular condition. (see Note 3d). Date ..... Code No. ..... The Condition .....

4. **Particulars of present/previous use**
State -

(i) Present use of buildings/land — (i) Wholesale/Retail Distribution Centre.

(ii) If vacant, the last previous use — (ii) –

(iii) Duration of present/last known use — (iii) 9 years

5. **Additional Information**

(a) Is the application for Industrial, office, warehousing storage or shopping purposes? (see note 5) — State Yes or No (a) Yes — If Yes, complete Part 2 of this form.

(b) Are there any trees on or adjoining the site? — State Yes or No (b) No — If Yes, indicate positions on plan and specify those to be felled.

and will any be felled? — –

(c) (i) How will surface water be disposed of? — (c) (i)

(ii) How will foul sewage be dealt with? — (ii) All existing

(iii) State source of water supply — (iii)

(d) State material(s), texture(s) and colour(s) of -

(i) external walls and chimneys — (i)

(ii) roofs and ridges — (ii) All existing

(iii) boundary screen walls/fences — (iii)

(e) State landscaping and planting to be carried out and show in plan

To form a further submission if required by the Local Planning Authority

I/We hereby apply for

*(a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith

OR *(b) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described in this application and the accompanying plans

~~OR *(c) approval of details of such matters as were reserved in the outline permission specified herein and are described in this application and the accompanying plans.~~

*Delete whichever is not applicable

Signed Allington Hughes

On behalf of BORDER BEDS LIMITED
(insert applicant's name if signed by an agent)

Date 14th December, 1990

NOTE 1. An appropriate certificate must accompany this application unless you are seeking approval of reserved matters - See Note 10.

2. If your application, either in whole or in part relates to development of an industrial office, warehousing, storage or shopping nature, you should complete Part 2 of this Application Form, which is available separately from the offices of the Borough Council.

3. Application forms in respect of other planning proposals (e.g. for Listed Building Consent, for the display of advertisements, etc.) may be obtained from the offices of the Borough Council.

Planning Application Form – Part 2

Code No. (for official use only)

HAM MAELOR BOROUGH COUNCIL
18 DEC 1990

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Additional Information required in respect of Applications for Industrial, Office, Warehousing, Storage or Shops

(Those questions relevant to the proposed development to be answered)

1.	In the case of industrial development give description of the processes to be carried on and of the end products, the type of plant or machinery to be installed, and its noise control (see Note 17).	N/A
2.	If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.	N/A
3.	Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No NO
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No ....NO.....

5.

		Existing (if any)	Proposed new floor space
(a)	What is the total floor space of all buildings to which the application relates?	(a) m^2/sq.ft.	m^2/sq.ft.
(b)	What is the amount of industrial floor space included in the above figure?	(b) m^2/sq.ft.	m^2/sq.ft.
(c)	What is the amount of office floor space?	(c) m^2/sq.ft.	m^2/sq.ft.
(d)	What is the amount of floor space for retail trading?	(d) m^2/sq.ft	m^2/sq.ft.
(e)	What is the amount of floor space for storage?	(e) m^2/sq.ft.	m^2/sq.ft.
(f)	What is the amount of floor space for warehousing?	(f) m^2/sq.ft.	m^2/sq.ft.
(g)	What is the amount of floor space for other uses. e.g., canteen (detail the uses and floor spaces)	(g)	

ALL EXISTING

* measured internally

6.

		(a) Office M	F	(b) Industrial M	F	(c) Other Staff M	F
(i)	How many (a) office, (b) industrial and (c) other staff will be employed on the site as a result of the development proposed?	(i) 1				2	
(ii)	If you have existing premises on the site, how many of the total employees will be new staff?	(ii)					
(iii)	If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.	(iii)					

7.	In the case of industrial development, is the application accompanied by an industrial development certificate? If "NO" state why a certificate is not required.	State Yes or No ..... N/A Reference .....
8.	What provisions have been made for the parking, turning-about, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)	All within site curtilage as indicated on enclosed plan NO. B4681/3
9.	What is the estimated vehicular traffic flow to the site during a normal working day? (a) Vehicles used by employees driving to work (b) Other vehicles	2 staff cars 2 LC vehicles 1½ journeys per day 1½ HGV deliveries per day customers - 2/3 per day
10.	What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NONE
11.	Will the proposed use involve the use of storage of any of the materials of type and quantity mentioned in Note 12? If "YES" state materials and approximate quantities.	State Yes or No ..... NO

Signed Allenghan Hughes

On behalf of ..... BORDER BEDS LIMITED
(insert applicants name if signed by an agent)

Date ..... 14th December, 1990

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Proposed Development

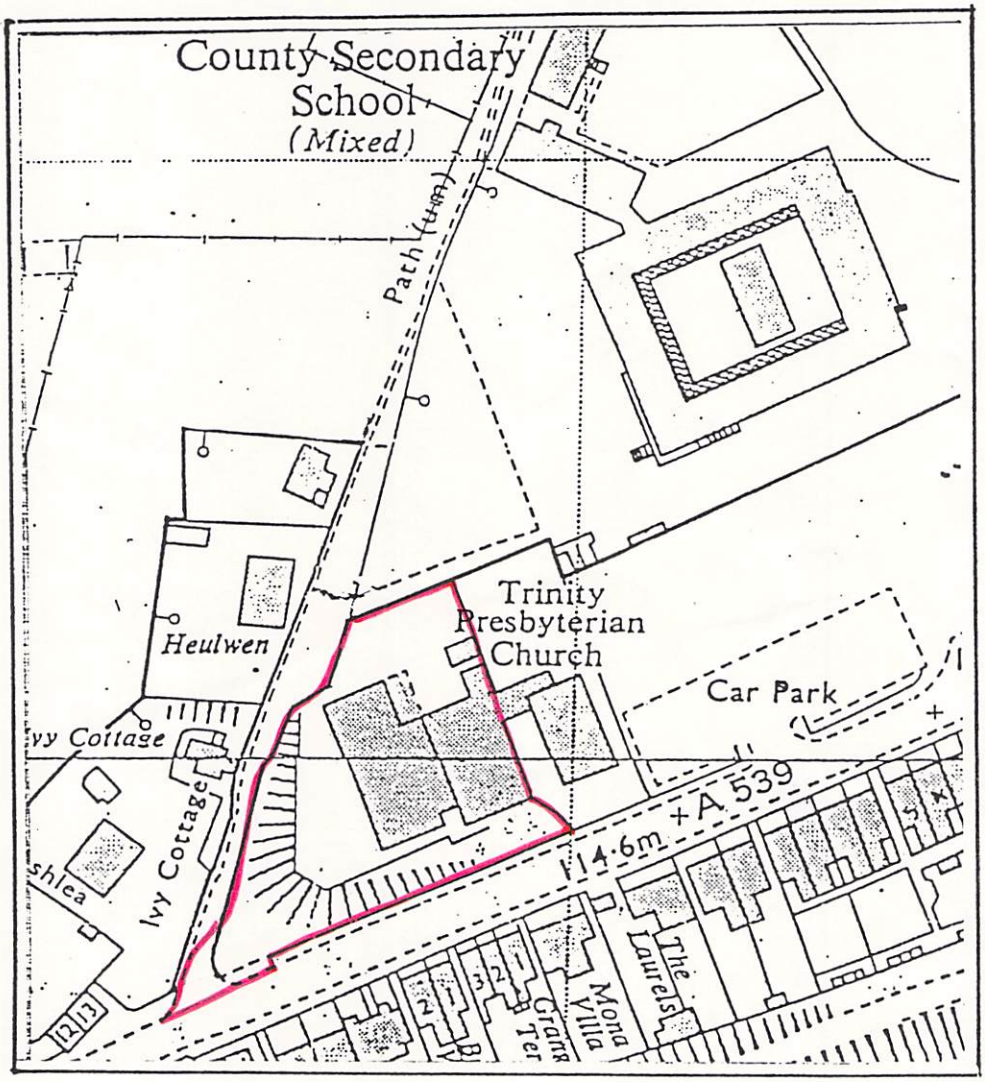
2(d) Continued use of premises for wholesale and retail distribution of bedding and furniture together with assembly of same on a permanent basis and improvements to existing rear service access road



PLAN N°B4681/1

PLAN REFERRED TO 6/18917

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Scale : 1/1250

N

WIGAN MAYOR BOROUGH COUNCIL
18 DEC 1990

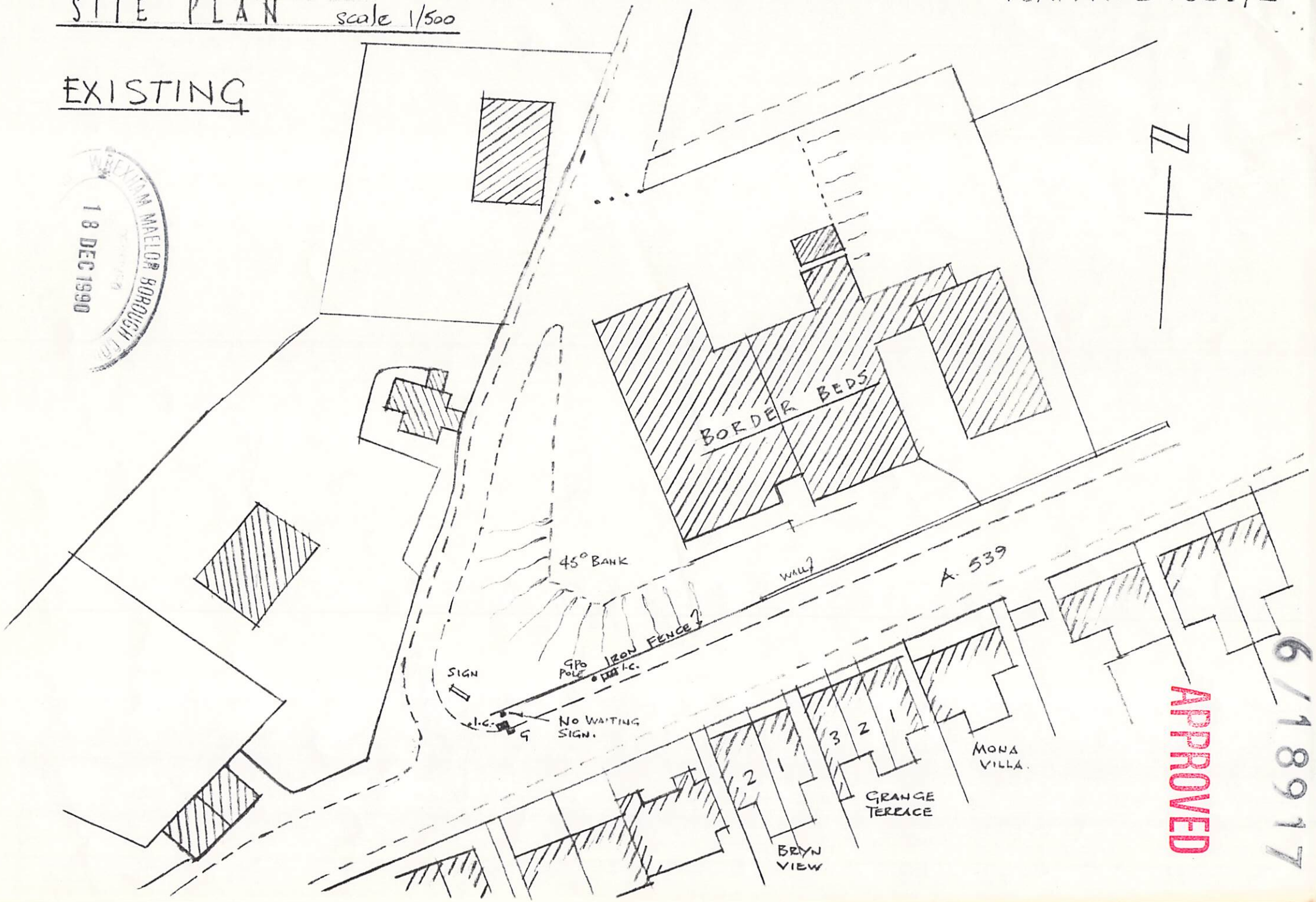
O.S. Grid Ref.
SJ 2742/2743

Allington Hughes
Solicitors.

SITE PLAN scale 1/500

PLAN Nº B468[illegible]/2

EXISTING



WREXHAM MAELOR BOROUGH COUNCIL
18 DEC 1990

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6/18917

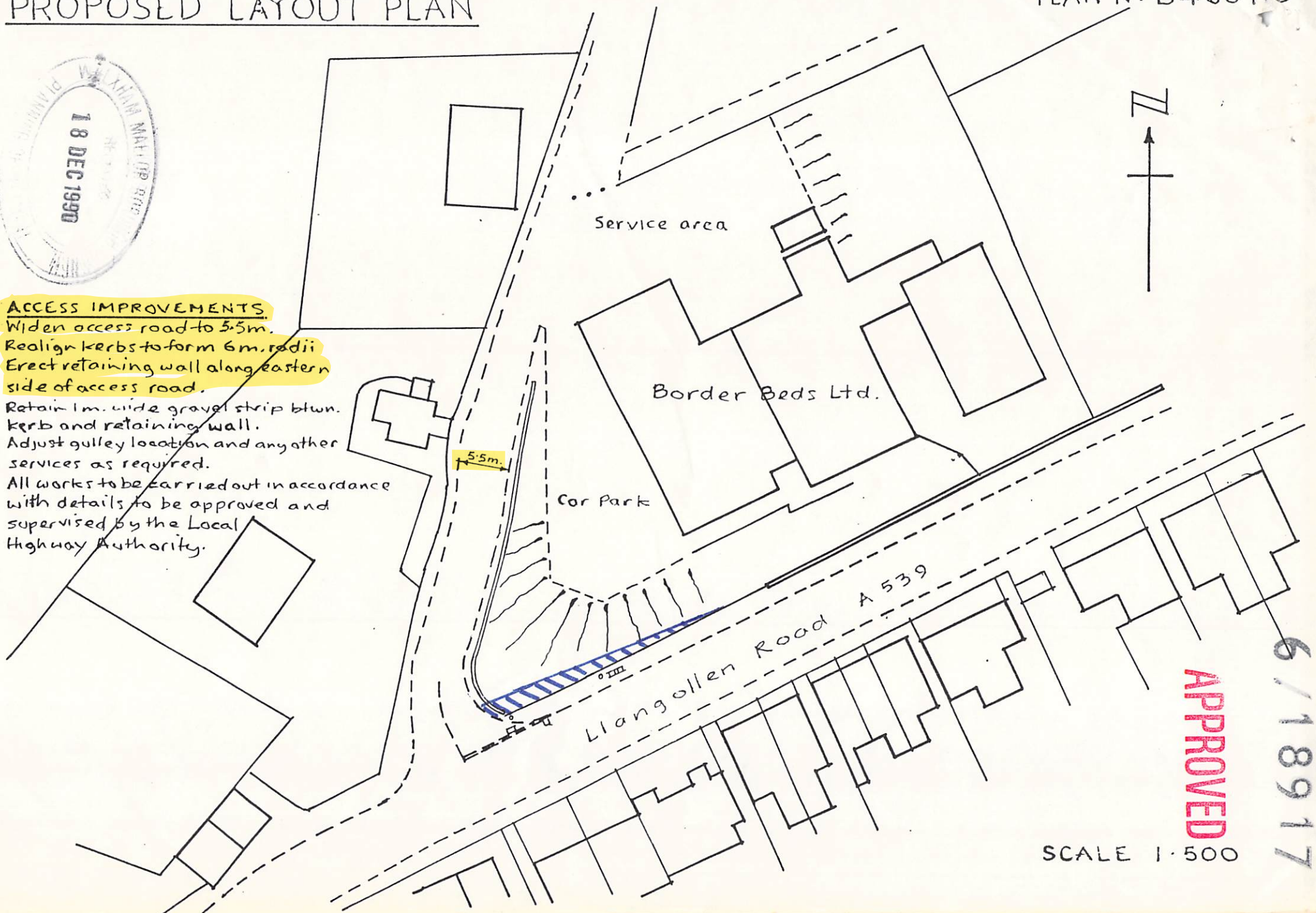
PROPOSED LAYOUT PLAN

PLAN Nº B46613/3

WREXHAM MAYPOR BOR
18 DEC 1990

ACCESS IMPROVEMENTS

Widen access road to 5.5m.
Realign kerbs to form 6m. radii
Erect retaining wall along eastern side of access road.
Retain 1m. wide gravel strip btwn. kerb and retaining wall.
Adjust gulley location and any other services as required.
All works to be carried out in accordance with details to be approved and supervised by the Local Highway Authority.



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SCALE 1·500