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3/10/2023

Planning & Regulatory Services

planning_admin@wrexham.gov.uk

Dear Councillor

Planning Committee - Monday, 2 October 2023

I refer to the agenda for the above meeting recently circulated and now enclose the following:

1.

Addendum

Yours faithfully

Linda Roberts

Prif Swyddog Llywodraethu a Chwsmeriaid
Chief Officer Governance & Customer

Item 4

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE MEETING OF 2 OCTOBER 2023

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

<i>Page Nos</i>	<i>Community</i>	<i>Planning Ref</i>	<i>Speaker Against</i>	<i>Speaker For</i>
<i>28-40</i>	<i>Acton</i>	<i>P/2022/0181</i>		✓
<i>41-49</i>	<i>Acton</i>	<i>P/2022/1082</i>		✓

Pages 28-40 **Acton** **P/2022/0181**
Land to the rear of 120 Rhosnesni Lane Wrexham
SPEAKER – FOR Mr Dafydd Edwards, Blueprint Ltd

Pages 41-49 **Acton** **P/2022/1082**
Land to the rear of 120 Rhosnesni Lane Wrexham
SPEAKER – FOR Mr Dafydd Edwards, Blueprint Ltd

ADDENDUM

Pages

53 – 64

Code Number

P/2022/0469

Submission of Appeal

On 26th September 2023 the Council were notified by PEDW that the applicant had lodged an appeal on the grounds of non-determination.

Under Article 26A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) there is a four weeks period of “Dual-Jurisdiction” between the Council and PEDW where an appeal has been lodged for non-determination. This allows the Council to continue to determine the planning application. The appeal was lodged on 22nd September 2023, therefore the 4-week Dual-Jurisdiction period ends on 20th October 2023.

Other Matters

The Environmental Permit for the Cefn Mawr WWTW has now been reviewed. Welsh Water have also confirm that:

- There is capacity to treat additional wastewater from the proposed development within revised Environmental Permit limits, or
- That the sewer network and associated WWTW has the hydraulic capacity to accommodate additional wastewater without contributing to an increase in frequency or duration of storm overflows.

Recommendation

That reason for refusal no.3 be omitted.

Pages

62-70

Code Number

P/2022/0902

Correction

The reference on page 66 to only 1 tenant remaining is incorrect. The applicant has confirmed that there are currently 3 tenants remaining. However all 3 are in the process of be re-located.

Recommendation

Unchanged.

