

To be used for all Planning, Listed Building Consent or Conservation Area Consent Appeals

This questionnaire can also be submitted on the Planning Portal via each individual appeal

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, within 2 weeks of the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

Case Details

Appeal ref:	P/2022/0874		
Appeal by:	MR GUY WILKINSON		
Appeal Site	THE OLD FOX, BANGOR ROAD, EYTON		
Grid Ref:	E: 33704	N: 345049	

All Questions must be answered

YES NO

1 Does the Council agree to the written representations procedure?

Note: if the written procedure is agreed, the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

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OR Do the Authority wish to appear before and be heard by an Inspector at:

a. a local inquiry?

b. a hearing?

☐ ☒
☐ ☒

2 a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? If YES, please explain:

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CAN BE SEEN FROM ROAD, BUT IT IS A BUSY ROAD SO ACCESS MAY BE REQUIRED.

b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? NB: An Access Required Site Visit (ARSV) will be arranged unless reasons are provided to show that a full Accompanied Site Visit (ASV) is required. If yes, please explain:

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c. Are there any known health and safety issues that would affect the conduct of the site inspection? If YES, please describe:

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3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry:

Name	SHARON WILLIAMS	Phone no.	01978 298785
E-mail	SHARON.WILLIAMS@WREXHAM.GOV.UK		

4 Does the appeal relate to an application for approval of reserved matters?

☐ ☒

5 Was a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area consent) certificate submitted with the application?

☐ ☒

6 Did you give publicity to the application in accordance with Article 12 of the DMPO (Wales) 2012, Section 67/73 of the planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 10 of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012? If YES, please send a copy of the notice published and any representations received as a result of that notice

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	YES	NO
7 Is the appeal site within :		
a. a green belt?	☐	☒
If YES, please specify which		
b. An Area of Outstanding natural beauty?	☐	☒
If YES, please specify which		
8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES please attach details	☐	☒
9 a. Are there any other appeals or matters relating to the same site or neighbourhood still before the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	☐	☒
b. Are there any other appeals or matters adjacent or close to the site still being considered by the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	☐	☒
10 Would the development require the stopping up or diverting of a public right of way? Please attach an extract from the definitive Map and Statement for the area and any other details	☐	☒
11 a. Is the site in a Conservation Area? If YES, Please attach a plan of the Conservation Area	☐	☒
b. Does the appeal relate to an application for conservation area consent?	☐	☒
12 a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	☐	☒
Date of Listing Grade I ☐ Grade II* ☐ Grade II ☐		
b. Would the proposed development affect the setting of a listed building?	☐	☒
13 Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	☐	☒
14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	☐	☒
b. Was CADW consulted? Please send a copy of any comments.	☐	☒
15 Is any part of the site subject to a Tree Preservation Order? If, YES, please send a plan showing the extent of the order and any relevant details	☐	☒
16 a. Is Flooding an issue?	☐	☒
b. Has a Flood Risk Assessment been submitted? If YES, please attach a copy	☐	☒
17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	☐	☒
18 a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of Natural Resources Wales.	☐	☒
b. Are any protected species likely to be affected by the proposals? If YES, please attach	☒	☐
19 a. Is your Authority's CIL charging schedule being / been examined?	☐	☒
If YES: Please provide date the CIL is likely to be adopted		
b. Is your authority's CIL charging schedule adopted / likely to be adopted?	☐	☒
If YES: Please provide the date of adoption		
c. Does your Authority consider that a contribution(s) secured by a planning obligation(s) would be required to make the appeal proposal acceptable in planning terms?	☐	☒
If Yes to 19 C	☐	☒
d. Please clarify the number of planning obligations which have been entered into on or after 6 April 2010 which provide for the funding or provision of a project, or provide for the funding or provision of that type of infrastructure for which your Council is seeking an obligation in relation to this appeal proposal. (This information is required for each obligation sought by your Council)	☐	☒

Schedule 1

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? ☐ ☒
- (ii) if YES, under which description of development? (ie no.s 1-21) ☐

Schedule 2

- b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? ☐ ☒
- (ii) If YES, under which description of development in Column 1? (i.e no.s 1-13) ☐

- c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, Please provide details below ☐ ☒

Screening

- d (i) Have you issued a Screening Opinion (SO) under regulation 25(2)? If YES, please attach a copy of the SO that was placed on the planning register, and any other related correspondence ☐ ☒
- (ii) If, YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that proposed development is not EIA development as defined by the EIA Regulations, please give brief reasons for your opinion ☐ ☒

Environmental Statement (ES)

- e. Has the appellant supplied an Environmental Statement? ☐ ☒
Please supply any related correspondence from statutory consultees and others that you may have about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 11/99)

Publicity

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012 ☐ ☒

- 21 Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response. ☒ ☐

- 22 **Copies of the following documents must, if appropriate, be enclosed with this questionnaire:**

APPLIES

- a. a copy of the letter with which you notified people about the appeal; ☒
- b. a list of the people you notified and the deadline you gave for their comments to be sent to us; ☒
- c. all representations received from interested persons about the original application; ☒
- d. any comments or directions received from the Welsh Government, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the DMPO 2012 (Wales); ☐
- e. the planning officer's report to committee or delegated report on the application and any other relevant documents / minutes; ☒
- f. any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice; ☐
- g. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval / adoption, and give the status of the plan. Copies of the policies should include the relevant supporting text. you must provide this even if the appeal is against non-determination; ☒

List of Policies

GDP1

APPLIES

- h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

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List of Policies

- i. extracts from any supplementary planning document, together with the date of its adoption. In case of emerging documents, please state what stage they have reached;

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List of Policies

- j a list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal

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- k any other relevant information or correspondence you consider we should know

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- l 2 plans of the site - (1:10,000 & 1:1250) reproduced from O.S digital map;

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YES NO

22 Do you intend to send a 6 week statement about this appeal?

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Authority's Ref: P/2022/0874

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today

Completed by SHARON WILLIAMS

On behalf of WREXHAM CBC

Date Sent 03/08/2023

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.