

Local Planning Authority Questionnaire

For Planning, Conservation area, Listed Building and Advertisement applications/appeals



**PCAC
PEDW**

Penderfyniadau Cynllunio
ac Amgylchedd **Cymru**
Planning & Environment
Decisions **Wales**

The LPA must send the completed questionnaire and any attachments to PEDW.casework@gov.wales and the appellant (or their agent) **within 5 working days of the start date** specified in our start letter.

Case details

- | | | | | | | | | | | | | |
|---|-------------------------------------|--|----------------------------|-------------------------------------|---|--------------------------|---------------------------|--------------------------|-------------------------|--------------------------|-----------------------|--------------------------|
| 1. | PEDW reference(s): | CAS-03049-Q2X6G9 | | | | | | | | | | |
| 2. | LPA reference(s): | P/2022/0830 | | | | | | | | | | |
| 3. | Site address / grid ref: | 2 RAGGS HILL, WHITCHURCH ROAD, BANGOR ON DEE, WREXHAM LL13 0BD | | | | | | | | | | |
| 4. | Case type(s): | <table border="0"><tr><td>Planning application (s78)</td><td>☒</td></tr><tr><td>Planning application (Household HAS / Minor Commercial CAS)</td><td>☐</td></tr><tr><td>Conservation Area consent</td><td>☐</td></tr><tr><td>Listed Building consent</td><td>☐</td></tr><tr><td>Advertisement consent</td><td>☐</td></tr></table> | Planning application (s78) | ☒ | Planning application (Household HAS / Minor Commercial CAS) | ☐ | Conservation Area consent | ☐ | Listed Building consent | ☐ | Advertisement consent | ☐ |
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| Planning application (Household HAS / Minor Commercial CAS) | ☐ | | | | | | | | | | | |
| Conservation Area consent | ☐ | | | | | | | | | | | |
| Listed Building consent | ☐ | | | | | | | | | | | |
| Advertisement consent | ☐ | | | | | | | | | | | |

Appeal procedure and site visit

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|----|--|-----|
| 5. | Which procedure do you consider the appeal should follow? | WR |
| | If Hearing or Inquiry, provide reasons here for why you consider this to be justified | |
| 6. | Will the Inspector need to enter the appeal site/property? | NO |
| 7. | Do you consider that the Inspector needs to enter neighbouring private land/property to view the site? | NO |
| | If Yes, give reasons and provide the neighbouring site address. If you have them, provide the contact details of the landowner in an attachment. | |
| 8. | If access to private land/buildings is required, are you content for the Inspector to visit the site on an 'access required' basis, with only the landowner or their representative present? | YES |
| | If No, give reasons for why you consider an Accompanied Site Visit to be necessary | |

9. Are you aware of any health and safety issues which would need to be considered when the Inspector visits the site?
- If Yes, describe the health and safety issues to be considered
10. LPA contact for site visit, hearing or inquiry arrangements:
- SHARON WILLIAMS 01978 298785
SHARON.WILLIAMS@WREXHAM.GOV.UK

Supporting documents

11. LPA case file and representations:
- [Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)
P/2022/0830
12. LPA's adopted local development plan and Proposals Map:
- [Wrexham County Borough Council - Adopted Wrexham Local Development Plan \(objective.co.uk\)](#)
- POLICY DM1 SP11 T1
13. Adopted local guidance relevant to the proposal: None
14. If applicable, do you intend to submit a full statement at the 4-week stage?

Statutory considerations

15. Is all or part of the site within an Area of Outstanding Natural Beauty?
16. Does the site include any public rights of way?
- If Yes, attach or insert a link to the definitive map and statement for the local area
17. Is all or part of the site within a Conservation Area?
- If Yes, attach or insert links to a plan showing the Conservation Area boundary
18. Would the proposal involve works to, or affect the setting of, a listed building, Scheduled Monument or other designated historic asset?

	If Yes, attach or insert links to the listing description(s) and location plan	
19.	Is any part of the site subject to a Tree Preservation Order?	NO
	If Yes, attach or insert links to the relevant plan and details	
20.	Is the site within or likely to affect an International or National Designated Site for nature conservation (as defined in Planning Policy Wales)?	NO
	If Yes, specify the name and attach any relevant details	
21.	Are any protected species likely to be affected by the proposal?	NO
	If Yes, specify which and attach any relevant details	
22.	Does the case involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the LPA?	NO
23.	Have you received comments or directions from any government department/agency or statutory undertaker, including in response to a statutory notification or consultation?	YES
	SEPARATE COVER	

Suggested conditions

24.	Review the following standard conditions and advise whether they would be necessary if permission/consent is granted (<i>not applicable to Advertisement consent proposals</i>):	
a)	The development shall begin not later than five years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 / Section 18 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.	YES
b)	The development shall be carried out in accordance with the following approved plans and documents: Reason: To ensure the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.	YES
	• SENT UNDER SEPARATE COVER	
c)	No development shall take place until a scheme for biodiversity enhancement has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.	NO

- d) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

N/A

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

25. Do you consider other conditions, or amended versions of the above standard conditions, to be necessary?

NO

Prior to the commencement of development, a detailed and scaled on-site parking plan shall be submitted to and approved in writing by the Local Planning Authority. The parking plan shall be fully implemented as approved and retained thereafter for the lifetime of the development.

Reason: In the interests of highway safety in accordance with Policies DM1 and T1 of the adopted Wrexham Local Development Plan.

No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

Reason: To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

The existing vehicular access as shown on plan no. 22.002-102 REV B shall be permanently closed up prior to first use of the new vehicular access hereby approved, in accordance with a specification of works which has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policies DM1 and T1 of the adopted Wrexham Local Development Plan.

Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with plan no's 22.002-102 REV B and 22.002-103 REV A. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

Reason: In the interests of highway safety in accordance with Policies DM1 and T1 of the adopted Wrexham Local Development Plan.

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

Reason: In the interests of highway safety in accordance with Policies DM1 and T1 of the adopted Wrexham Local Development Plan.

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

Reason: In the interests of highway safety in accordance with Policies DM1 and T1 of the adopted Wrexham Local Development Plan.

The vehicular access hereby approved shall be a minimum width of 3.2 metres at the time of creation, and shall be retained as such in perpetuity.

Reason: In the interests of highway safety in accordance with Policies DM1 and T1 of the adopted Wrexham Local Development Plan.

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Reason: In the interests of highway safety in accordance with Policies DM1 and T1 of the adopted Wrexham Local Development Plan.

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Before sending, have you attached or provided a web link to:

26.	A copy of the applicant's certificate confirming that they notified persons with an interest in the land?*	NO
	Insert weblink here if available online. If No, give reasons	
27.	Evidence of any publicity given to the application, including site notices and local advertisement?**	NO
	Insert weblink here if available online. If No, give reasons	
28.	A copy of the letter with which you notified people of the appeal AND a list of the people you notified?	YES
	SEPARATE COVER – LIST AND LETTER	

29.	The LPA's Environmental Impact Assessment Screening Opinion, if applicable?	NO
	If Yes, insert weblink or attach a copy of the Screening Opinion and any related correspondence	
30.	Advertisement consent proposals only: A true copy of the Discontinuance Notice (if one has been issued)?	NO
	If Yes, state how the use of the site or the display of the advertisement(s) enjoys the benefit of deemed consent	
31.	Details of other appeals or applications relating to the site, or a nearby site, which are still being considered by PEDW or the Welsh Ministers?	N/A
	If Yes, provide reference numbers and, if applicable, attach or insert links to relevant documents	
32.	Details of any previous appeal decision relating to the site or a nearby site referred to by the LPA or applicant?	NO
	If Yes, provide the reference number(s) and address(es) and attach or insert links to the decision(s) and any relevant application documents	
33.	Any other relevant information that we should know about?	YES
	If Yes, provide a brief description and attach or insert links to the relevant details	

Declaration

Signed:	SHARON WILLIAMS	Date:	06/02/2024
On behalf of:	WREXHAM CBC		

Now email to PEDW.casework@gov.wales in PDF format

** Article 11 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012; Regulation 7 of The Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012*

*** Article 12 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012; Section 67/73 of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990; Regulation 10 of The Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012*