

24 March 2023

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Our ref: EP1126/SE
Your ref: PP-12043239

Dear Sirs

**38 PEN-Y-BRYN, WREXHAM LL13 7HY
DEMOLITION OF OUTBUILDING AND ERECTION OF EXTENSION AND PLANT AREA
PLANNING PERMISSION REF. P/2022/0673**

Planning permission was granted for the above development on 9th January 2023.

During the course of the application, plan "(PL)001 REVB Proposed Site and Location Plan" was substituted with a revised plan "(PL)001 REVC" at a late stage, in order to correct an anomaly with the red line.

However, in doing so the architect inadvertently showed an earlier and incorrect version of the extended building layout, which was materially larger than that shown in the rest of the application and on the elevation drawings.

This went unnoticed, and the incorrect plan was approved at Planning Committee and subsequently referred to in Condition 02 on the decision notice. The extracts below show the extent of the error.



(PL)001 REVB Proposed Site and Location Plan



(PL)001 REVC Proposed Site and Location Plan

The building layout has now been corrected and the attached revised plan "(PL)001 REVD" shows the correct building extension. This application for a non-material amendment proposes to substitute approved drawing "(PL)001 REVC" with revised drawing "(PL)001 REVD"

I look forward to the prompt determination of the application and in the meantime, please do not hesitate to contact me if you require any further information or details.

Yours faithfully



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