

Cerys Jones

From: Sharon Williams
Sent: 25 March 2022 07:52
To: Cerys Jones
Subject: FW: VAI/2022/0075 - RHOS Y FEDWEN, POPLAR ROAD, PENYCAE
Attachments: 2022-03-23 11-06.pdf; IMG_5147.jpg

Cerys for the file once valid

From: Pet Twigg <p.twigg@planningangel.co.uk>
Sent: 23 March 2022 11:25
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAI/2022/0075 - RHOS Y FEDWEN, POPLAR ROAD, PENYCAE

Dear Sharon

This is a change of use of a building from residential to residential so nothing changes on site. The plan attached captures all the site, a plan of 1:500 or 1:200 does not include the whole site. So treat the attached as the site plan.

- Garden area, parking and turning areas and bin storage; **Parking and turning on the existing drive area. Bins to be stored in the massive car port.**
- All the buildings, roads and footpaths on land adjoining the site including access arrangements; **Access to property only via drive off Poplar Road. All other land uses shown on attached plan.**
- All public rights of way crossing or adjoining the site; **n/a**
- The position of all trees on the site and those on adjacent land that could influence or be affected by the development; **none**
- The extent and type of any hard surfacing; as per photo, **existing hardcore driveway**
- Boundary treatment including walls or fencing where this is proposed **no new boundary treatment proposed**

I would be obliged if you now make this application valid.

Regards
Pet Twigg

From: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Sent: 23 March 2022 10:43
To: Pet Twigg <p.twigg@planningangel.co.uk>
Subject: VAI/2022/0075 - RHOS Y FEDWEN, POPLAR ROAD, PENYCAE

Dear Mrs Twigg,

I refer to the recently submitted planning application as detailed above and wish to inform you the following information is required in order to validate the application:

Site Plan:

In order to provide a clearer and more accurate understanding of the site it is necessary for a site plan to be submitted drawn to an identifiable scale, preferably 1:500 or 1:200 and identify (where applicable) the following information:

- Garden area, parking and turning areas and bin storage;

- All the buildings, roads and footpaths on land adjoining the site including access arrangements;
- All public rights of way crossing or adjoining the site;
- The position of all trees on the site and those on adjacent land that could influence or be affected by the development;
- The extent and type of any hard surfacing;
- Boundary treatment including walls or fencing where this is proposed

Once this is received I will be able to validate the application.

Kind Regards

Sharon Williams

Swyddog Cefnogi Busnes / Business Support Officer Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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