

Mark Roberts RIBA

From: Pauline Gallagher Brown [Pauline.Brown@wrexham.gov.uk]
Sent: 31 August 2021 14:14
To: Dan Illott
Subject: Planning Application PP-09352987

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Dear Mr Llott,

Thank you for your recently submitted application PP-09352987 for approval of reserved matters following outline approval.

During the validation process it has been noticed that the Application for Outline Planning Permission P/2019/0126 stated the gross proposed floor space as being 3000 square metres. Condition 4 of permission P/2019/0126 states "The development hereby approved shall be limited to a 3000 square metre facility falling within use class C2 of Town and Country Planning (Use Classes) Order 1987 (as amended)."

The development measurements provided in the documents for application for reserved matters (PP-09352987) exceed 3000 square metres and I am therefore unable to validate the application for reserved matters.

Based on the information provided, you will need to apply for full planning permission. Please note that as your application would be considered a major application, a pre-application consultation must be completed and included in your submission.

Many Thanks,

Pauline Gallagher Brown
Swyddog Cefnogi Busnes / Business Support Officer



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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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