

WREXHAM COUNTY BOROUGH COUNCIL

APPLICANTS RIGHTS AND GENERAL INFORMATION

A. APPEALS TO THE SECRETARY OF STATE WHEN THE LOCAL PLANNING AUTHORITY REFUSES PLANNING PERMISSION OR GRANTS IT SUBJECT TO CONDITIONS

1. If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Wales under Section 78 of the Town and Country Planning Act, 1990.
2. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Cathays Park, Cardiff, CF1 3NQ.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

B. PURCHASE NOTICES

1. If either the Local Planning Authority or the Secretary of State for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the County Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

C. LISTED BUILDINGS AND CONSERVATION AREAS

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent or Conservation Area Consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for Wales in accordance with Section 21 of Planning (Listed Building or Conservation Areas) Regulations 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office). The Secretary of State for Wales has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If Listed Building Consent or Conservation Area Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Wales and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the District in which the land is situated, a purchase notice requiring that Council to purchase his interests in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings or Conservation Areas) Regulations 1990.

3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 27 of the Planning (Listed Buildings or Conservation Areas) Regulations, 1990.
4. If the applicant is aggrieved by the decision of the Local Planning Authority -
 - i) to refuse to vary or discharge the conditions attached to a Listed Building Consent or a Conservation Area Consent; or
 - ii) to add new conditions consequential upon any such variation or discharge,
 he may appeal to the Secretary of State for Wales in accordance with Section 21 of the Planning (Listed Buildings or Conservation Areas) Regulations, 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office). The Secretary of State for Wales has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted, subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.
6. This permission relates to Town and Country Planning Control only and does not cover any other statutory consent e.g. the Building Regulations which must also be obtained from the appropriate authority, or any other permission required from the Borough Council or other persons or bodies in relation to land ownership or other interests in the land.

Should the appellant wish the Secretary of State to appoint a Welsh Speaking Inspector to hear any appeal against the Local Planning Authority's decision, such request should be made to the Welsh Office when notice of appeal is forwarded to that office at: The Secretary of State for Wales, Cathays Park, Cardiff, CF1 3NQ.

D. ADVERTISEMENT APPEALS

The right to appeal

1. You have a right to appeal against the Local Authority's decision to -
 - (i) refuse consent for an advertisement;
 - (ii) grant consent for an advertisement, subject to a condition with which you are dissatisfied; or
 - (iii) serve a "discontinuance notice", requiring you to remove an advertisement or stop using an advertisement site.

The appeal is made to the Secretary of State for Wales; and the appeal procedure is very similar to the procedure for a planning appeal to the Secretary of State.

The choice of appeal procedures

2. There is a choice of three appeal procedures and the Welsh Office will co-operate with you, or your agent, in enabling your advertisement appeal to be processed and decide in the way you would prefer. But there may be a few occasions when the Department has to use a procedure which is not your own preference, in order to ensure that all aspects of the appeal are thoroughly and fairly considered. When this happens, the Department will explain why.

3. The available appeal procedures are -

- (i) by written representations which you and the Local Planning Authority make, followed by an unaccompanied site inspection of the appeal site;
- (ii) by written representations which you and the Local Planning Authority make, followed by consideration of photographs of the appeal site, provided you and the Planning Authority agree to this arrangement;
- (iii) by a hearing of the parties' oral representations and an accompanied site inspection of the appeal site, which are then reported to the Secretary of State.

The procedures described in (i) and (ii) above will enable you to receive the quickest possible decision on your advertisement appeal; the procedures for exchanging written representations are tightly timetabled. The procedure described in (iii) above is usually the slowest and most expensive method of appealing and you should only choose this procedure if you have good reason to ask for a local hearing of your appeal.

The address for advertisement appeals and appeal forms

4. All advertisement appeals have to be submitted to the Secretary of State for Wales within eight weeks of the date of the Local Planning Authority's decision against which you are appealing. The best way to appeal is to complete the Welsh Office's official appeal form which may be obtained from:

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
Cardiff. CF1 3NQ

5. The telephone number is 01222 825111, if you need more information or advice from the Department.

THE FOLLOWING NOTES APPLY ONLY WHERE SPECIFICALLY INDICATED

A. GROUND STABILISATION

If it is necessary to undertake ground stabilisation in accordance with The Coal Authority's recommendations, you are advised that the stabilisation should not be undertaken without prior consultation and liaison with the Consulting Engineers designing the foundations, the subsoil investigation engineer and the Council.

B. HIGHWAY SUPPLEMENTARY NOTES

- 1. Any works, e.g. a vehicular crossing of a footway or a verge, retaining walls, service connections and such required to be carried out within or adjacent to the existing highway will require the separate written consent of the Highway Authority in order to comply with the provisions of the Highways Act, 1980. Formal application should be made to the Director of Development Services, Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY.
- 2. A public right of way crosses/abuts the site and should be safeguarded before development commences.
- 3. No water of any kind generated by the proposed development is to be allowed to flow from any part of the site, such as driveways and paved areas, onto the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.
- 4. The development must not interfere with any existing highway surface water drainage facilities, whether within the existing highway boundaries or not.

5. Prior to commencement of works it is necessary that the developer should inform any Public Utility Company or other body whose plant or apparatus could be affected by the proposals and/or which may have to be relocated, altered or protected. The financial liability for any such works occasioned by the proposed development is that of the developer.
6. The Highway Authority will not adopt or enter into an Agreement in accordance with Section 38 of the Highways Act, 1980 to adopt the roads included in this planning application unless the sewers to which the road drainage discharges have previously been adopted or are guaranteed to be adopted by the County Borough Council acting as agent for the Welsh Water Authority. An agreement in accordance with Section 18 of the Public Health Act, 1936 would be considered a suitable guarantee.
7. A planning permission for the roads associated with the development does not automatically mean that the County Borough Council as Highway Authority will be willing to adopt them for maintenance purposes on completion of construction. If the developer wishes the completed roads to be adopted, he should check with the Highway Authority that his detailed proposals are acceptable BEFORE commencing any works on site.
8. Since the development includes grassed service margins/verges, the developer must inform the purchasers of the plots that such margins are provided primarily to accommodate statutory undertakers equipment and will eventually form a part of the adopted highway. However, the margins are designed so as to appear to be an integral part of the gardens and should be maintained as such by the property owners, but as grassed areas only. No planting or construction works in the verge areas will be permitted (i.e. no shrubs, fences, rockeries etc.). The Highway Authority will require the removal of anything other than grass prior to the adoption of the roadworks. The developer must ensure that the grassed service margins/verges are excluded from the individual conveyances of affected properties on the development and that a clause is included prohibiting any planting or construction as indicated above in the grassed service margins/verges.
9. Soakaways will not be considered an acceptable means of disposal of surface water from the highway unless the developer has demonstrated to the satisfaction of the Highway Authority that:
 - (i) no suitable alternative is available.
 - (ii) ground conditions are suitable for disposal of surface water to soakaways.
10. Notwithstanding any planning permission which may be granted, no work shall be executed or signs erected within or overhanging the highway without the prior approval in writing of the Highway Authority.

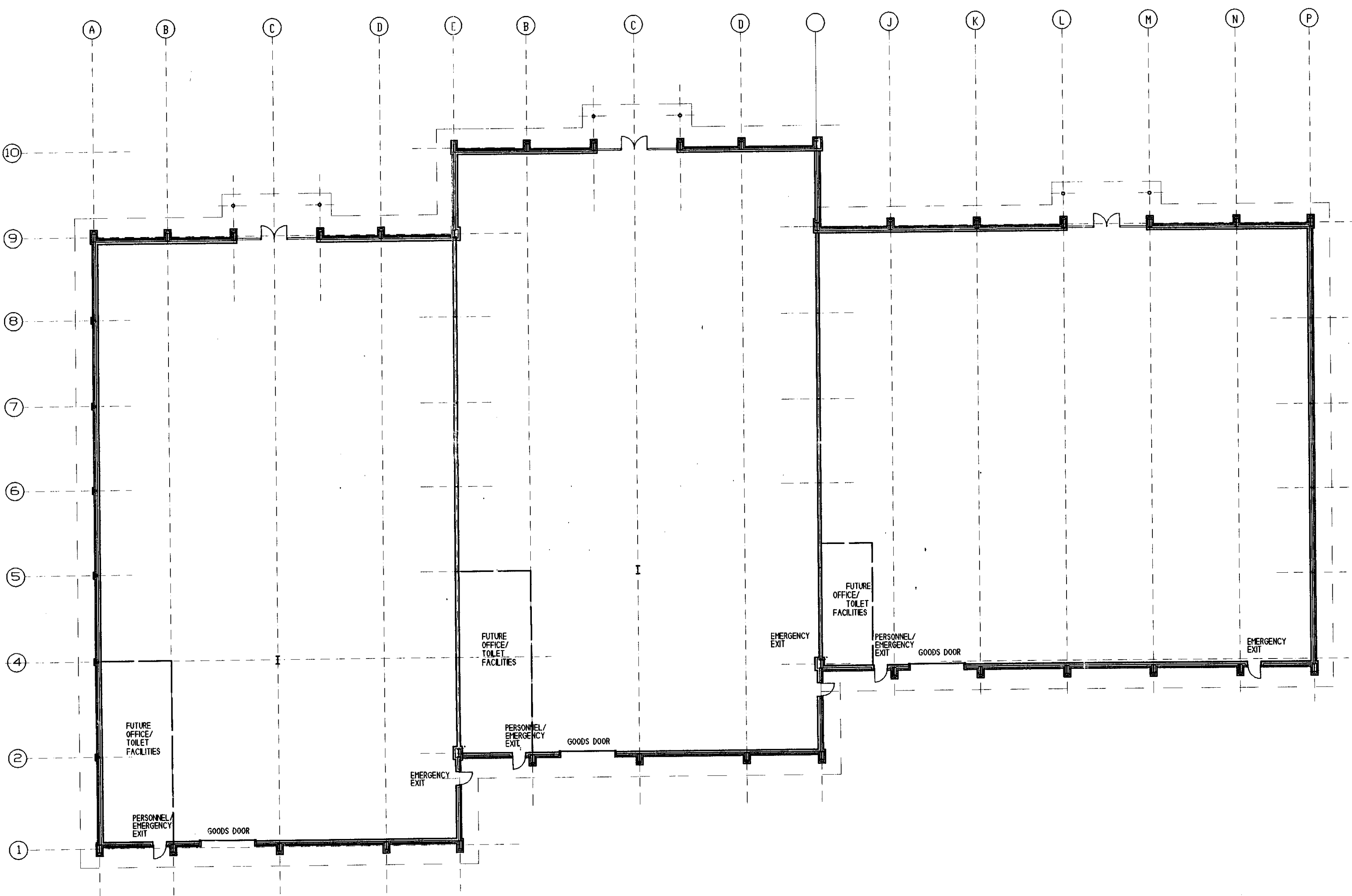
C. NOTES RELATING TO DETAIL DRAWINGS

1. The accuracy of the detail plans and drawings forming part of the application documents hereby permitted (granted) shall remain the responsibility of the developer.
2. The development hereby granted (approved) must be carried out strictly in accordance with the submitted plans and drawings. Departure therefrom without the written authority of the Council or its agent may well result in enforcement action being taken by the County Borough Council.

D. INTERFERENCE TO SERVICES

The erection of building extensions or other property allocations may give rise to important issues affecting the provision of gas, electricity, water and/or telephone services for an occupier and his neighbours.

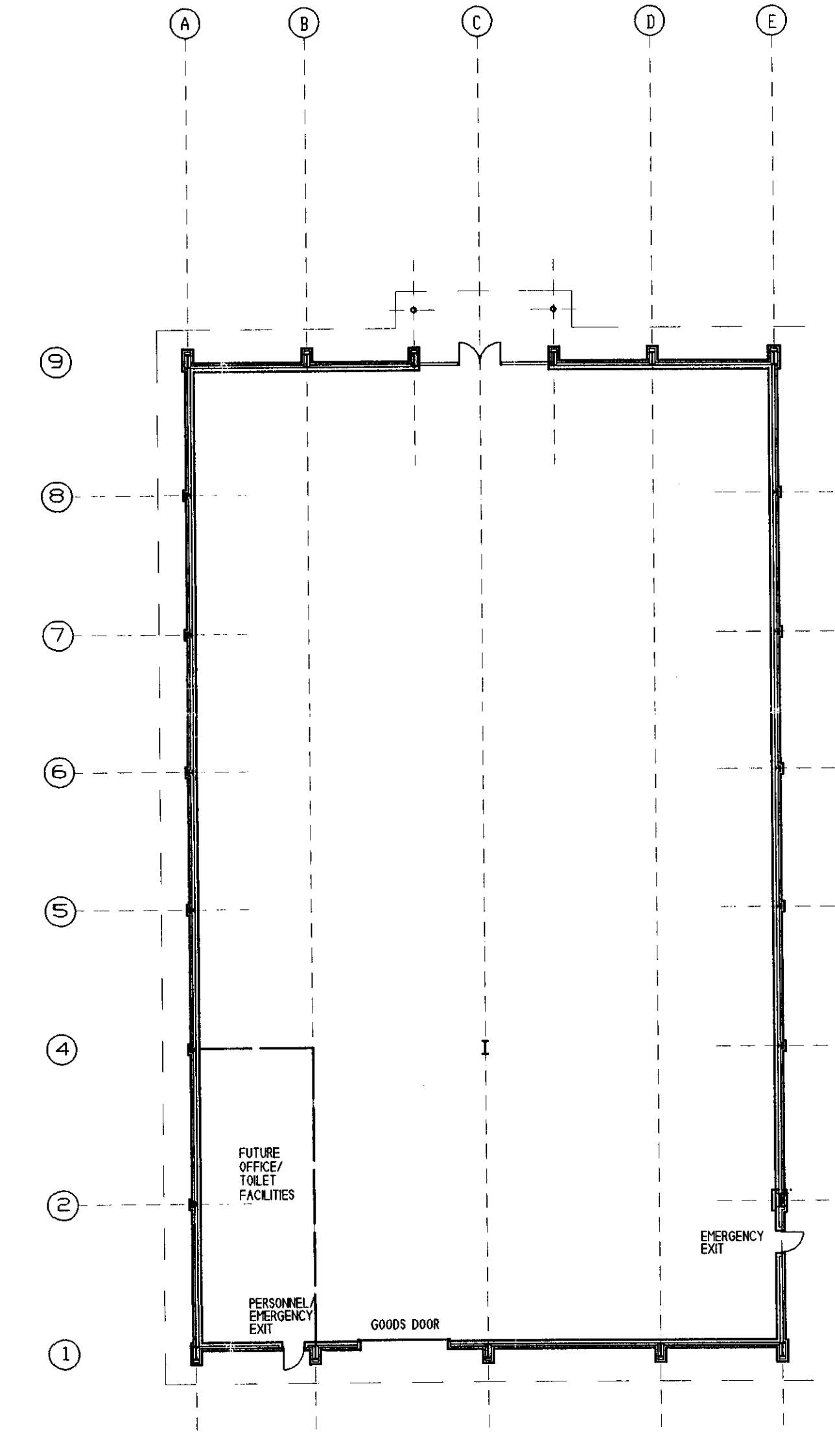
In certain circumstances interference may contravene legislation and you are advised that if it is possible that the provision of any service to the premises is within the area of a proposed extension or alteration you should notify the appropriate authority prior to commencing the works.



UNIT A
10,000 sq ft

UNIT B
10,000 sq ft

UNIT C
10,000 sq ft

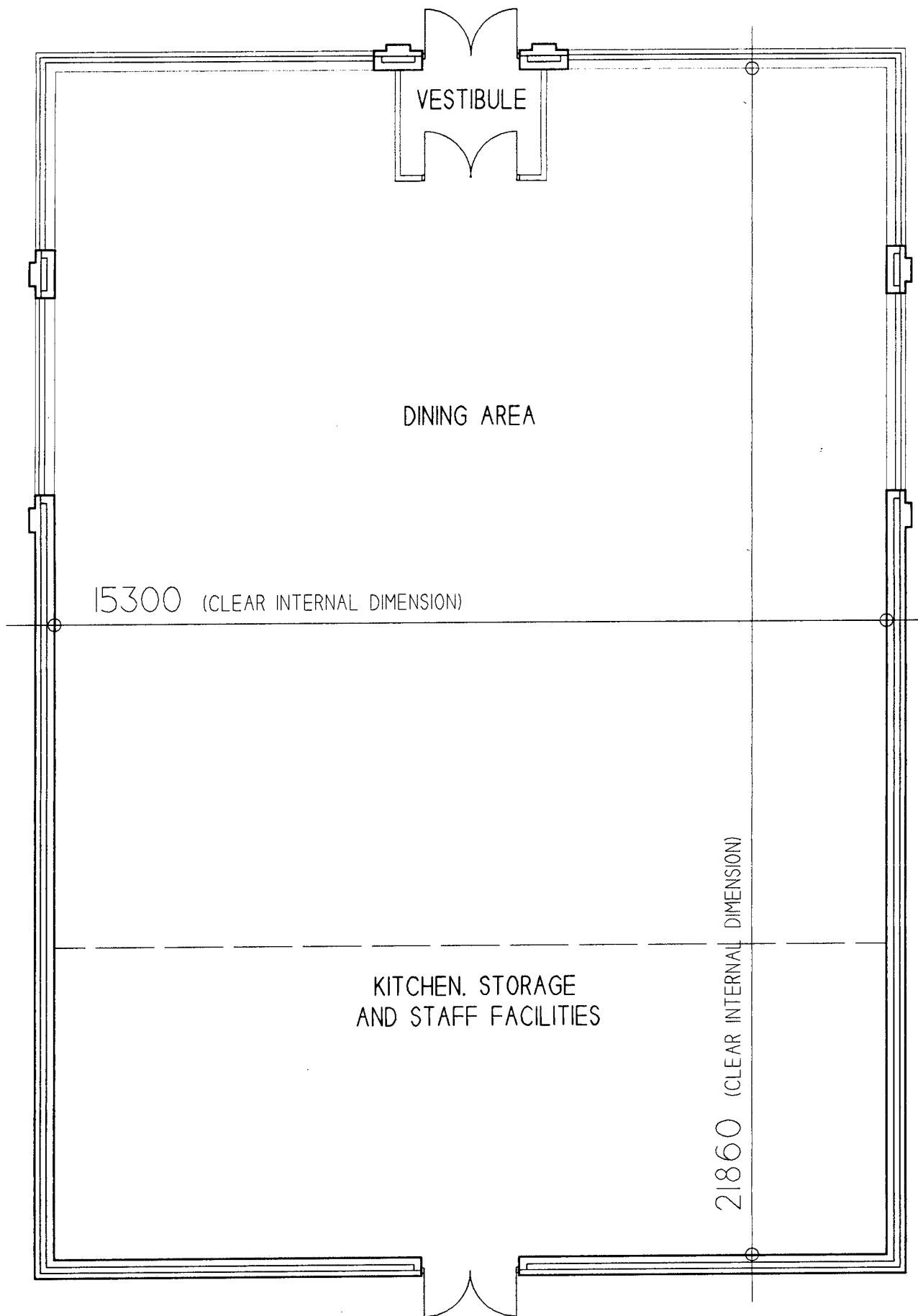


UNIT D
10,000 sq ft

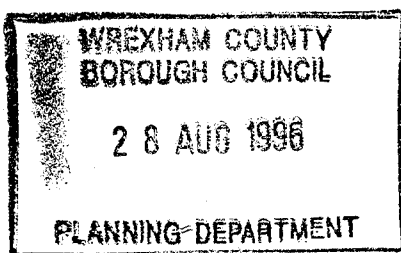
CB / 421

APPROVED
PLAN

WREXHAM COUNTY
BOROUGH COUNCIL
22 JUL 1996
PLANNING DEPARTMENT



AMENDED
APPROVED
PLAN



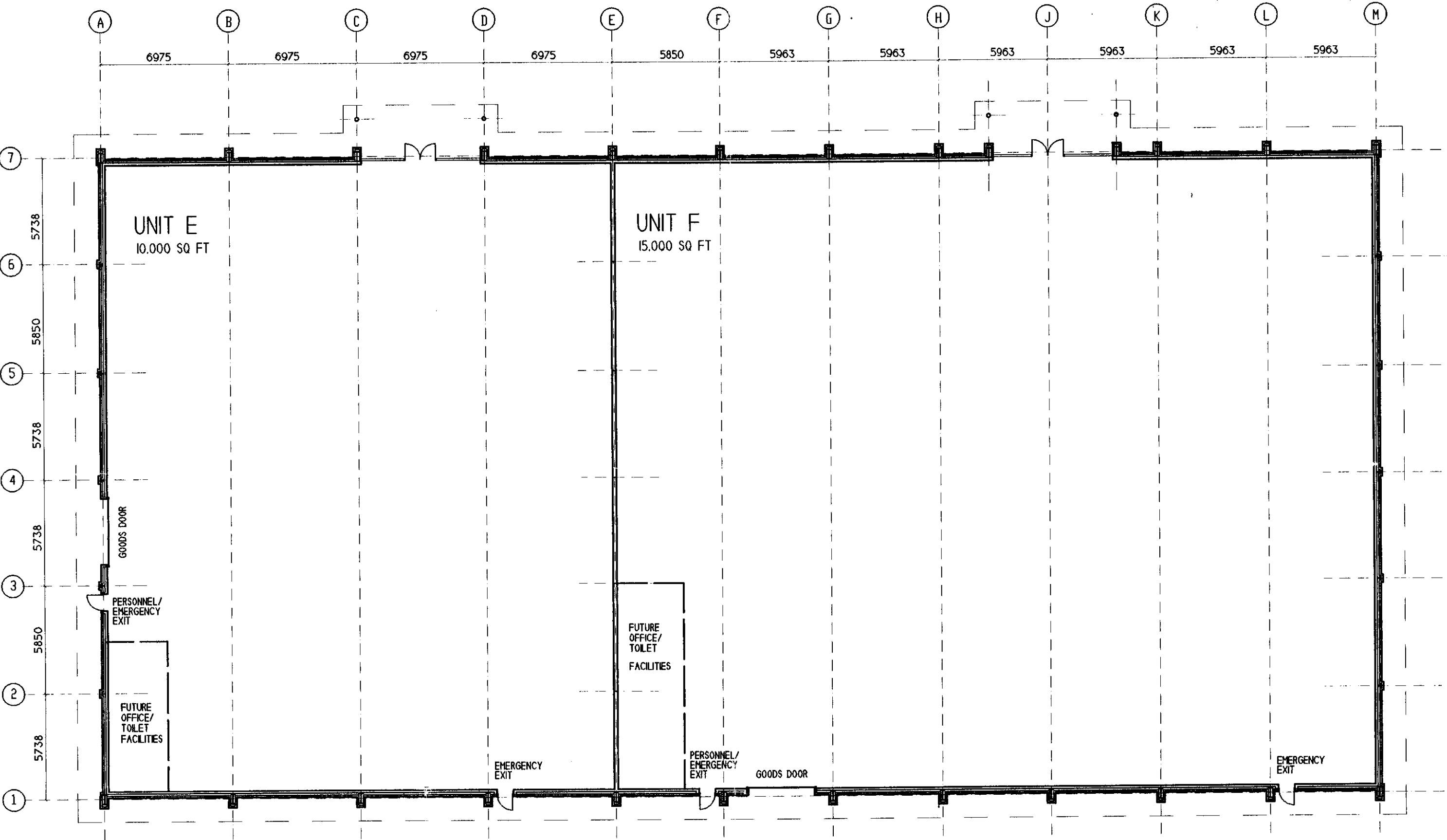
REVISION A 27-08-96
 AREA INCREASED TO 3600 SQ. FT.

Architects • Environmental Consultants • Landscape Architects • Project Managers
 Planners • Urban Designers • Building Surveyors • Interior Designers • Quantity Surveyors

T A C P

10 Park Grove Cardiff CF1 3BN 01222 228966 27/29 Grosvenor Road Wrexham LL11 1DH 01975 291161

AUDLEY DEVELOPMENTS LIMITED
 PLAS COCH, WREXHAM
 RESTAURANT - GROUND FLOOR PLAN



WREXHAM COUNTY
BOROUGH COUNCIL

22 JUL 1996

PLANNING DEPARTMENT

CB / 421

APPROVED
PLAN

REVISION A 16-02-96
UNITS REARRANGED TO SUIT REVISED SITE PLAN.
RELATIONSHIP BETWEEN STRUCTURAL STEELWORK AND EXTERNAL BRICKWORK REVISED.

Architects • Environmental Consultants • Landscape Architects • Project Managers
Planners • Urban Designers • Building Surveyors • Interior Designers • Quantity Surveyors

TACP

10 Park Grove Cardiff CF1 3BN 01222 228966 27/29 Grosvenor Road Wrexham LL11 0H 01978 29101

AUDLEY DEVELOPMENTS LIMITED
PLAS COCH, WREXHAM
UNITS E & F - GROUND FLOOR PLAN

Drawn CAD-CE • Scale 1:200 • Date JAN-96 • Office WREXHAM • Draw No 4565-201A