

Cerys Jones

From: Philip Forster
Sent: 12 December 2018 22:35
To: planning_admin
Subject: FW: P/2018/0933 - British Legion Social Club, Llay LL12 ORL

Please add this email as additional info.

From: Steve Edgeller [<mailto:steve.edgeller@edgeplan.co.uk>]
Sent: 12 December 2018 18:26
To: Philip Forster
Subject: P/2018/0933 - British Legion Social Club, Llay LL12 ORL

I refer to the attached letter, a copy of which I understand has been sent to the Council directly. You will see that the Planning Inspectorate has refused to validate our recent appeal against the refusal of the previous application, as it would appear that no scale parameters were provided for the proposed boxing club building, and that it should not have been validated.

We're currently taking legal advice, however it seems pertinent to ensure the current planning application is valid, and that scale parameters are appropriately provided.

The Design and Access Statement refers to Min/Max width, depth and height of the residential element on page 28.

The scale of the retail unit is defined in terms of its floorspace as 371sqm (4,000sqft), but I would add the following parameters in terms of width, depth and height.

Width – Min 10m Max 15m

Depth – Min 25m Max 40m

Height – Min 3m Max 4m

The Boxing Club building would be a similar size to the existing outbuilding at the site i.e. a little over 100sqm.

Width – Min 5m Max 10m

Depth – Min 10m Max 20m

Height – Min 2.5m Max 3.5m

Please let me know if you require this information in any other format.
I look forward to receiving your confirmation by return.

Steve Edgeller DipTP MRTPI
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From: wales@pins.gsi.gov.uk <wales@pins.gsi.gov.uk>

Sent: 10 December 2018 05:44

To: Steve Edgeller <steve.edgeller@edgeplan.co.uk>

Subject: Planning Inspectorate APP/H6955/A/18/3215474: British Legion Social Club LL12 ORL

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>

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