



**PLANNING APPLICATION FOR THE
DEMOLITION OF EXISTING FARM BUILDINGS,
UNDERGROUNDING OF A 415 VOLTS (LV)
OVERHEAD LINE AND THE CONSTRUCTION
OF 27 DWELLINGS WITH ASSOCIATED
INFRASTRUCTURE INCLUDING ROADS,
SERVICES AND AMENITIES ON LAND AT
WOODLANDS FARM, NORTH OF DODDS
LANE, GWERSYLLT, WREXHAM**

**WOODLANDS FARM HOUSING SCHEME –
PHASE 1**

APPLICATION VALIDATION STATEMENT

July 2016



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Application Validation Statement

This document represents an appraisal of the national statutory requirements set out in respect of information required to be submitted as part of, or to accompany, an application for full planning permission. In addition to the information required to be submitted by statutory provisions, a number of national policy and guidance documents exist that recommend the extent and content of information which should be submitted in support of an application. Furthermore, Wrexham County Borough Council (WCBC) has developed a list of relevant information required for most types of application. If relevant information is missing the Council confirms that an application will not be registered as valid.

The table below identifies all requirements (both statutory and non-statutory, national and local) for applications for full planning permission for new buildings, engineering works or extensions. Only local application validation information *relevant* to the nature of the development is required to be submitted. The table sets out the information required, the approach adopted by the applicant in meeting that requirement (where relevant) and confirmation that the requirement has been complied with.

The content of information proposed to be submitted in support of the planning application was set out within a letter from the 15th June 2016, this was subsequently confirmed by WCBC via email.

Application Validation Checklist Table

Requirement	Document Taken From	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Application Forms (including ownership certificates and notices)	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)	Article 5 of the Procedure Order requires that applications: <i>"be made in writing to the local planning authority on a form published by the Welsh Ministers (or a form substantially to the like effect)"</i> .	Submission is made in accordance with statutory requirements. The relevant forms and certificates were completed electronically using the Planning Portal.	✓
Location Plan	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)	Article 5 of the Procedure Order requires the submission of: <i>"a plan which identifies the land to which the application relates"</i>	A Planning Application Boundary Plan is provided at a scale of 1:1250 and identifies road and buildings on adjoining land sufficient to ensure the exact location of the development is clear.	✓
Any other plans and drawings	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)	The Procedure Order requires submission of: <i>"any other plans, drawings and information necessary to describe the development which is the subject of the application;"</i> <i>"Any plans or drawings required to be provided ... must be drawn to an identified scale and, in the case of plans, must show the direction of north."</i>	The application is supported by a number of additional plans and drawings which provide the necessary information to describe the development in full.	✓

Requirement	Document Taken From	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Design and Access Statement	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)	Article 9 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 amends Article 7 of the 2012 Procedure Order to require Design and Access Statements to: <i>"(a) explain the design principles and concepts that have been applied to the development;</i> <i>(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;</i> <i>(c) explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and</i> <i>(d) explain how any specific issues which might affect access to the development have been addressed."</i>	A Design and Access Statement has been submitted in support of the application. The Statement is in full compliance with the Procedure Order and the following documents: • Planning Policy Wales (Edition 8, January 2016); • Technical Advice Note 12: Design (TAN12) (2014); • Design Commission for Wales (2014) Design and Access Statements in Wales; • Wrexham Unitary Development Plan 1996-2011; and • Welsh Assembly Government leaflet: Design and Access Statements.	✓
Planning Application Fee	The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015'	Article 22 of the Procedure Order states that: <i>"In this article "valid application" ("cais dilys") means an application which consists of... any fee required to be paid in respect of the application"</i>	The requisite planning application fee has been sent by cheque to WCBC with the Planning Portal reference detailed on the rear of the cheque.	✓
Forms and Plans - Application Form - Fee - Ownership Certificate - Agricultural Holding Certificate - Plans and Drawings - Design and	Wrexham County Borough Council validation checklist	Documents listed within validation checklist	See above – the forms and plans also fall under statutory requirements and both National and Local requirements have been met. The only minor variance being that the local list requests that elevations, floor plans and cross sections be provided at a scale of 1:100 or 1:50. Due to the size of the development, differing scales have been considered more appropriate for such drawings.	✓

Requirement	Document Taken From	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Access Statement				
Environmental Impact Assessment	Wrexham County Borough Council validation checklist	Housing developments involving more than 150 dwelling houses where the overall area of the development exceeds 5 hectares as described in Schedule 2 of the Town and country Planning (Environmental Impact Assessment) (Wales) Regulations 2016, require screening to decide whether or not an Environmental Impact Assessment is required.	As the site relates to just 27 houses on a site of 1 hectare, EIA Screening is not required.	N/a
Sustainable Development	Wrexham County Borough Council validation checklist	All non-residential developments of 1,000m ² or more, or sites exceeding 1 hectare, must comply to BREEAM 'Very Good' standard.	The proposal relates to housing.	N/a
Historic Environment	Wrexham County Borough Council validation checklist	An assessment of impacts upon heritage features is required if the proposed development is likely to impact upon such features.	The scope of assessments to be submitted in support of the application was agreed with WCBC at pre-application stage. An assessment of heritage impacts was not considered necessary.	N/a
Retail Development	Wrexham County Borough Council validation checklist	This is related to applications for retail schemes.	The proposal does not involve retail development.	N/a
Transport and Access	Wrexham County Borough Council validation checklist	A transport statement is required for industrial developments exceeding 5000m ² .	A Transport Assessment has been undertaken in support of the planning application and is included as an appendix to the Planning Statement.	✓
Natural Environment	Wrexham County Borough Council validation checklist	An assessment of the likely effects must be provided should a proposal be likely to impact upon the landscape, historic landscape, parks and gardens, trees or wildlife and ecology.	An ecological has been undertaken in support of the planning application and is included as an appendix to the Planning Statement.	✓
Developer Obligations	Wrexham County Borough Council validation checklist	If required, developers are required to agree heads of terms for obligations under Section 106 of the Town and Country Planning Act, 1990, as amended, prior to submission of applications.	A developer contribution is not considered necessary for this application.	N/a
Development Impact	Wrexham County Borough Council validation checklist	The validation statement provides criteria where a noise assessment, Flood Consequences Assessment, Sustainable Urban Drainage Systems, Ground Contamination and Instability from Mining Activities assessment would be required.	The scope of assessments to be submitted in support of the application was agreed with WCBC at pre-application stage. A SuDS design and Geo-Environmental Investigation Report has also been submitted as an appendix to the Planning Statement. A Phase 1	✓
Rural Enterprise Dwellings	Wrexham County Borough Council validation checklist	Relates to rural dwellings.	The proposal does not involve rural dwellings.	N/a

Requirement	Document Taken From	Detail of Requirement	Approach Adopted in Application	Requirement Complied With
Conversion of Rural Buildings	Wrexham County Borough Council validation checklist	Relates to the conversion of rural buildings.	The proposal does not involve the conversion of rural buildings.	N/a