



The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

Received

## Questionnaire (s78)

### Commercial Development Appeal

Appeal ref: APP/ H16955/A/14/2217633  
Appeal by: MR. G. McLELLAN  
Grid ref: 290 464  
Site address: THE BRIDGEMAN, SMITH ST. RHOSLUNWELCH  
Postcode: LL41 1AR WYMN.

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, **within 5 working days** of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

|   |                                                                                                                                                                                              |                                         |                                        |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
|   | Is the floor space (ground floor only) 250m <sup>2</sup> or less?                                                                                                                            | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |
|   | If <b>YES</b> , Do you agree that the Commercial Appeals Service (CAS) written procedure is appropriate for this appeal? If your answer is no, please give your reasons below.               | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |
|   | <hr/> <hr/> <hr/>                                                                                                                                                                            |                                         |                                        |
| 1 | Can the Inspector see the relevant parts of the appeal site from public land?                                                                                                                | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |
| 2 | Will the reasons for refusal/grounds of appeal require the Inspector to enter:                                                                                                               |                                         |                                        |
|   | a the appeal site or property to judge the appeal proposal?                                                                                                                                  | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            |
|   | b a neighbour's land or property to judge the appeal proposal?                                                                                                                               | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
|   | If YES, who?                                                                                                                                                                                 | <hr/>                                   |                                        |
| 3 | a Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the Inspector visits the site? | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
|   | b If YES, please describe them:                                                                                                                                                              | <hr/>                                   |                                        |
| 4 | Is the site within a Conservation Area?:                                                                                                                                                     | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
|   | If YES:                                                                                                                                                                                      | <hr/>                                   |                                        |
|   | Please ensure a plan of the Conservation Area is sent with your case file                                                                                                                    | <hr/>                                   |                                        |
|   | Is the site within an area of Outstanding Natural Beauty?                                                                                                                                    | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
|   | If YES:                                                                                                                                                                                      | <hr/>                                   |                                        |
|   | Please ensure details of the area are sent with your case file                                                                                                                               | <hr/>                                   |                                        |

|     |                                                                                                                                                                                                                                                                                                                                                                                                |                                         |                                        |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| 5   | Would the proposed development affect the setting of a listed building?<br><br>If YES, please ensure a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest is sent with your case file                                                                                                                                           | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
| 6   | Did you give publicity, as required, for the site being within a conservation area or affecting a listed building?                                                                                                                                                                                                                                                                             | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
| 7   | Is any part of the site subject to a Tree Preservation Order?<br><br>If YES, please ensure a plan showing the extent of the Order and any relevant details is sent with your case file.                                                                                                                                                                                                        | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
|     | Is flooding an issue?<br><br>If YES:<br><br>Has a Flood Risk Assessment been submitted?                                                                                                                                                                                                                                                                                                        | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
| 8 a | Are there any other appeals or matters relating to the same site still being considered by us or the Welsh Ministers?<br><br>If YES, please give our reference numbers and if necessary send details with your case file.<br><br>Refs: _____                                                                                                                                                   | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
| b   | Are there any other appeals or matters adjacent or close to the site still being considered by us or the Welsh Ministers?<br><br>If YES, please give our reference numbers and if necessary send details with your case file.<br><br>Refs: _____                                                                                                                                               | YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> |
| 9   | <b>Copies of the following documents must, if appropriate, be sent with your case file ;</b>                                                                                                                                                                                                                                                                                                   | N/A                                     | No of docs                             |
| a   | a copy of the letter with which you notified people about the appeal;                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                | <u>1</u>                               |
| b   | a list of the people you notified .                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/>                | <u>1</u>                               |
| 10  | Please review conditions a) and b) below and advise whether they are necessary and provide a list of any other conditions you regard as necessary and which meet the requirements of circular 35/95. You must also give reasons justifying them.                                                                                                                                               | YES <input checked="" type="checkbox"/> | NO <input checked="" type="checkbox"/> |
| a   | The development hereby permitted shall be begun before the expiration of five years from the date of this permission.<br><br>If yes, please send reasons why you regard the condition necessary with your case file.<br><br><i>To comply with section 91 (3) of the Town and Country Planning Act 1990.</i>                                                                                    | YES <input checked="" type="checkbox"/> | NO <input checked="" type="checkbox"/> |
| b   | The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.<br><br>If yes, please send reasons why you regard the condition necessary with your case file<br><br><i>To ensure a satisfactory Standard of appearance of the development in the interests of the visual amenities of the area</i> | YES <input checked="" type="checkbox"/> | NO <input checked="" type="checkbox"/> |

c

Any other conditions you regard as necessary.

YES ☐

NO ☒

If yes, please send reasons why you regard the condition necessary with your case file.

**Please note the complete case file you send should include everything you considered when making the decision at application stage. As a minimum, the following documents must be included in the case file you send alongside the completed questionnaire.**

- All representations received from interested parties about the original application including copies of notification letter and addresses notified.
- Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes. Please note - if officer recommendation is overturned by committee, minutes need to reflect the fact that members put a different slant/weight to the specific policy against which they judged the proposal.
- Relevant planning history, including the plans submitted with the application
- Extracts from any statutory local development plan policy (inc front page, title and date of approval/adoption and status)
- Extracts from relevant policies which have been saved by way of a direction (attach a copy of the direction and the accompanying letter from the Welsh Ministers.
- Extracts from any supplementary planning guidance that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
- A copy of any publicity given in relation to the site being within a conservation area or affecting a listed building.

Your reference: P/2013/0788

I confirm that a copy of this questionnaire and any attachments have been sent to the appellant/agent today.

Name: Sharon Williams

On behalf of (LPA): Wrexham CBC

Date: 14/05/14

Please tell us of any changes to the information you have given on this form.