

P/2003/1484

Application Form - Part 1

Application for Planning Permission or Approval of Details of Development

Please read Notes for Applicants before completing this form.

All questions must be answered. Please use block capital letters. Five copies of this form are required.



1. Name and Address of Applicant

Name of Applicant: THE WYNNSTAY FARMING
Address: COMPANY, THE OLD SCHOOL
CEFN ST ASAPH, DENBIGHSHIRE
N WALES Post Code: LL17 0EY
Telephone: _____ Fax: _____

2. Name and Address of Agent (If any)

Name of Agent: RPS
Address: FAIRWATER HOUSE, 1 HIGH ST,
WROUGHTON
WILTSHIRE Post Code: SN4 9JX
Telephone: 01793 814800 Fax: 01793 814818

3. Details of Application

What type of planning permission are you applying for?

(Only one permission type should be ticked Yes):

a) Outline Planning Permission

Please tick any of the following details which are reserved for subsequent approval

- ☐ Siting
☐ Design
☐ External Appearance

WREXHAM COUNTY BOROUGH COUNCIL
24 DEC 2003
PLANNING DEPARTMENT

b) Full Planning Permission

☐ Yes ☒ No

In most cases this will include change of use applications.

c) Approval of Reserved Matters

☒ Yes ☐ No

Following the grant of outline permission.

Please state the Code No and Date of the outline permission.

Code Number: RUAP/2003/0058 Date: MARCH 03
(ORIGINAL RUA 23477)

d) Renewal of a Temporary Permission

☐ Yes ☒ No

Or permission for retention of a building, or continuance of use without complying with a condition subject to which planning permission has been granted.

Please state the Code No and Date of the previous permission.

Code Number: _____ Date: _____

Please identify particular Condition: _____

See Note 1, Notes for Applicants.

4. Particulars of Site

Full address or location of the land to which this application relates if different from (1) left: RUABON BUSINESS PARK

Post Code: _____

State Applicant's interest in the land (i.e. owner, prospective purchaser, tenant etc): _____

Area of site measured in hectares/square metres: _____

Please edge this land in red on the plan. If you own/control any other nearby land, please edge it in blue on the plan. (See Note 3, Notes for Applicants.)

5. Particulars of Proposal

Brief particulars of proposed development, including the proposed use of land/buildings: RESERVED MATTERS

APPLICATION TO FULFIL CONDITION
1 OF OUTLINE CONSENT
(RUAP/2003/0058)

Does the proposal involve new building(s)? ☒ Yes ☐ No

Does the proposal involve any demolition of buildings? ☐ Yes ☒ No

Residential development state number of dwellings: 1

If the application is for any purpose other than residential, please complete Part 2 of this form. (See Note 8, Notes for Applicants.)

State materials, colour and texture of the following:

- i) External walls and chimneys _____
ii) Roof and ridges _____
iii) Boundary walls/fences _____

6. Present or Previous use of Land or Buildings

Does the proposal involve a change of use: ☐ Yes ☒ No

Please state the present use of building / land: _____

AGRICULTURE

If vacant, please state the last known use: _____

N/A

Duration of present / last known use: PRE 1947

7. Highway Considerations

Does the proposal involve the construction of new access to highway:

New Vehicular access ☒ Yes ☐ No

New Pedestrian access ☒ Yes ☐ No

Does the proposal involve the alteration of existing access to highway:

Alteration to Vehicular access ☐ Yes ☒ No

Alteration to Pedestrian access ☐ Yes ☒ No

Are there any public rights of way on or adjacent to the site other than the road giving access?

(e.g. public footpath, bridleway etc) ☐ Yes ☒ No

8. Drainage

Describe how surface water will be disposed of: _____

SEE PLANS

Describe how foul water will be dealt with: _____

SEE PLANS

9. Trees and Landscaping

Are there any trees on or adjoining the site? ☒ Yes ☐ No

Are there any trees to be felled? ☒ Yes ☐ No

If Yes to either of above, please indicate position of trees on plan.

Are there any landscaping/planting proposals? ☒ Yes ☐ No

If yes, please describe below and show on plan.

SEE PLANS

10. Checklist

The following items need to be submitted to the Planning Department to enable this application to be determined:

1. 5 copies of this completed application form: ☒
2. 5 copies of a location plan. (See 11. Additional Note d): ☒
3. 5 copies of all detailed plans (if required): ☒
4. A Certificate of Ownership. (See 11. Additional Note b): ☒
5. The appropriate fee. (See Guide to Fees Payable): ☒

11. Additional Notes

- a) Please read attached leaflet, **Notes for Applicants**, before filling in this form. If you require help filling in this form, staff in the Planning Department will be pleased to assist. Telephone: Wrexham (01978) 292016, or call in to the Planning Department at the address below.
- b) A Certificate of Ownership must accompany this application, unless you are seeking approval of reserved matters. (See note 6, Notes for Applicants.)
- c) If your application, either in whole or in part relates to development of an industrial, office, warehousing storage or of a shopping nature, you should fill in Part 2 of this application form, which is available separately from the Planning Department.
- d) Ordnance Survey maps of a scale suitable for location plans are available for all areas within the County Borough of Wrexham. These plans may be purchased (see Guide to Fees Payable) from the Planning Department at the time you submit this application.

12. Declaration

I/We wish to apply for:

- a) Planning permission to carry out the development described in this application and the accompanying plans. ☐
- b) Planning permission to retain buildings or works already constructed or carried out, or a use of land in retrospect as described in this application and accompanying plans. ☐
- c) Approval of details that were reserved in the outline permission and are described in this application and the accompanying plans. ☒

* Please tick appropriate box.

Signed: _____

On behalf of: WYNNSTAY FARMING CO LTD

(Insert applicant's name if signed by an agent.)

Date: 23rd DECEMBER 2003

Please return the items shown on the checklist to:

Planning Dept, Wrexham County Borough Council, Lambpit Street, PO Box 1290, Wrexham, LL11 1WL.

Application Form - Part 2

Additional Information required in respect of
Applications for Non Residential Development

Answer those questions relevant to the proposed development. Please use block capital letters.

A large print copy is available on request. Please call 01978 292016 for a copy.



1. Proposed Development

In the case of industrial development:

Give a brief description of the processes to be carried out:

RESERVED MATTERS FOR
B1 USE

Are you installing plant or machinery?

☐ Yes

☒ No

If yes, please attach a separate statement giving details, including noise levels.

2. Existing and Proposed Floorspace (Internal)

What is the total internal floor space (m²) of all buildings to which this application relates?

Existing	Proposed new
0	21400m ²

See plan S477 - GA10 REV F

Please give the amount of internal floor space included in the above figure for the following uses (m²):

	Existing	Proposed new
a) Industrial floor space:		
b) Office floor space:	0	21400m ²
c) Retail trading floor space:		
d) Storage floor space:		
e) Warehousing floor space:		
f) Floor space of other uses:		

Note: For ~~for~~ purposes the external dimensions have to be used.

3. Staffing

How many people will be employed as a result of the development proposed?

NOT KNOWN AT THIS STAGE

4. Trade Effluent or Refuse

What is the nature of any trade effluent or trade refuse?

TO BE CONFIRMED

What is the volume of this effluent or refuse?

How will this be disposed of?

5. Traffic

Please show on your plans the provisions you have made for the parking, turning, loading and unloading of vehicles within the site.

	Existing	Proposed new
No. of car parking spaces:	0	2078
No. of disabled spaces:	TO BE	ADVISED
No. of cycle spaces:	TO BE	ADVISED

What is the estimated traffic flow to the site during a normal working day? SEE TRANSPORT ASSESSMENT

If the parking provision is less than Council standards, a Green Travel Plan should be provided.

6. External Storage

Will any storage take place outside the building?

☐ Yes

☒ No

If yes, it must be clearly indicated on the plan together with any screening.

7. Signature

Signed:

On behalf of: WYNNSTAY FARMING CO LTD

(Insert applicant's name if signed by an agent.)

Date: 23 DECEMBER 2003

Please return the completed form, site plans, noise levels statement and green transport plan (if applicable), to:
Chief Planning Officer, Wrexham County Borough Council, PO Box 1290, Lambpit Street, Wrexham, LL11 1WL.

P/2003/1484

Town and Country Planning Act 1990. Town and Country Planning (General Development Procedure) Order 1995.

Certificate of Ownership and Agricultural Holding

Under Article 7 of the Above Order



Either Certificate A or Certificate B needs to be completed and in all cases the Certificate of Agricultural Holding in order to validate your planning application or appeal. Two boxes need to be signed and dated.

Certificate A: To be completed if the applicant is the freeholder or holds a lease of more than 7 years.

Statement of Ownership

- I certify that on the day 21 days before the date of the accompanying planning application/planning appeal* that I was the owner of all the land to which the planning application/planning appeal* relates.

* Delete were applicable

Signed:  FOR RPS
WYNNSTAY FARMING
On behalf of: CO LTD
Date: 23.12.2003

or

Certificate B: To be completed if the applicant is other than the owner.

Statement of Required Notice

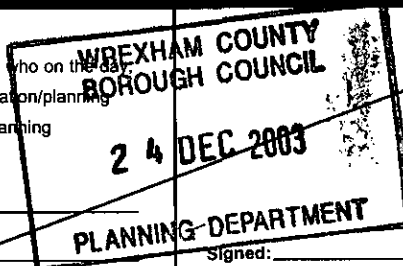
- I certify that I have given the required notice to everyone else who on the day 21 days before the date of the accompanying planning application/planning appeal*, were owners of all or part of the land to which the planning application/planning appeal* relates.

Owners Name: _____

Address at which notice was served: _____

Date on which notice was served: _____

* Delete were applicable



Signed: _____
On behalf of: _____
Date: _____

and

Certificate of Agricultural Holding: To be completed in all cases.

Statement of Agricultural Holdings

Please delete the statements which do not apply. If the Applicant is the sole agricultural tenant please delete the first statement and write "not applicable" across the second statement. If the Applicant is not the sole agricultural tenant please delete the first statement and complete the second statement.

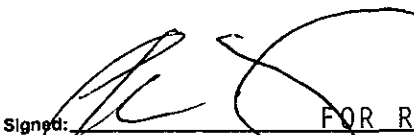
- None of the land to which this planning application/planning appeal* relates forms part of an agricultural holding
- I have given the required notice to every person (other than myself) who on the day 21 days before the date of the accompanying planning application/planning appeal* I was a tenant of an agricultural holding on all or part of the land to which the planning application/planning appeal* relates

Name of Tenant: NOT APPLICABLE

Address at which notice was served: _____

Date on which notice was served: _____

* Delete were applicable

Signed:  FOR RPS
WYNNSTAY FARMING
On behalf of: CO LTD
Date: 23.12.2003

Statement of Owners Rights - The grant of planning permission does not affect the owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of Agricultural Tenants' Rights - The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.