

Cert. No. **VRDC/7618**

Code No. **LLA/7636/1**

LOCAL PLANNING AUTHORITY—DENBIGHSHIRE COUNTY COUNCIL

To: WREXHAM RURAL DISTRICT COUNCIL
 Mason Davies Homes Limited, Salisbury Street, Shotton, Deeside, Flint.

TOWN AND COUNTRY PLANNING ACTS ~~1947 to 1968~~ 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1963 as amended 1973

In pursuance of their powers under the above-mentioned Act~~s~~ and Order~~s~~, the Rural District Council, acting on behalf of the local planning authority, hereby permit on the 26th day of June, 19 73

Precision of 65 dwellings and construction of new estate roads and sewers (Phase I) (amended plan) on land off Grosford Road, Llay

in accordance with the particulars and plans submitted with your application dated **30th April, 1973** made pursuant to the outline planning permission Certificate Number **WDC/6544** Code Number **LLA/6692** granted by the Rural District Council on **27th April, 1972** (hereinafter called "the said outline permission") and subject to the conditions of the said outline planning permission.

subject to due compliance with the byelaws and general statutory provisions in force in the District and with the conditions specified hereunder :—

26th April, 1977.

1. The development to which this permission relates shall be commenced not later than ~~which ever is the later of the following dates:~~
 (1) ~~the expiration of two (2) years from the date of this permission.~~
 (2) ~~the expiration of two (2) years from the date of the permission, deciding the fact of the matter reserved for future approval in the said outline permission.~~

2. The estate road and footways shall be progressively constructed to the Council's satisfaction from the junction with Grosford Road across the frontage of each dwelling prior to its occupation.

The reason/s for the Council's decision to grant permission for the development, subject to compliance with the condition/s hereinbefore specified, is/are :—

Condition 1: In order to comply with the provisions of the Town and Country Planning Act, 1908. 1971

Condition 2: In the interest of road safety.

NOTE TO APPLICANT - overleaf.

Dated this **29th** day of June, 19 **73**

day of June 19 73

Imperial Buildings,
Regent Street,
WREXHAM.

JPL/NP/NDH

Clerk of the Wrexham Rural District Council.

(SEE OVER)



Cert. No. WRDC/5292

Code No. LLA/7636/3

LOCAL PLANNING AUTHORITY—DENBIGHSHIRE COUNTY COUNCIL

WREXHAM RURAL DISTRICT COUNCIL

To Mason Davies Homes Limited, Ballinbury Street, Shotton, Deeside

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973

In pursuance of their powers under the above-mentioned Act and Order, the Rural District Council acting on behalf of the local planning authority, hereby permit on the 26th March 1974

Amended layout of dwellings on Plots 37 - 45 inclusive, The Woodlands, Gresford Road, Llay

in accordance with the particulars and plans submitted with your application dated 23rd January, 1974 subject to due compliance with the byelaws and general statutory provisions in force in the district and with the condition/s specified hereunder:—

1. The development hereby permitted shall be commenced within (5) years from the date of this permission.
2. The estate road and footway shall be progressively constructed to the Council's satisfaction across the frontage of each dwelling prior to its occupation.

The reason/s for the Council's decision to grant permission for the development, subject to compliance with the condition/s hereinbefore specified ~~is/are~~ are:—

Condition 1: In order to comply with the Town and Country Planning Act, 1971.

Condition 2: In the interest of road safety and amenity.

Dated this 29th day of March, 1974

Clerk of the Wrexham Rural District Council

Imperial Buildings,
Regent Street,
WREXHAM.

JPL/MP/HYD

(SEE OVER)

been received by microphotography, and, within the limitations of the photographic process, is an exact record of the original. The document has been microfilmed with the specific intention to destroy or otherwise dispose of the original and to retain in its stead a permanent film image in order to save time, space, personnel and filing equipment. We also certify that the original document recorded on this frame of microfilm will be destroyed or disposed of only after an inspection of the film has ensured the accuracy and completeness of the document and its filmed image.

TOWN AND COUNTRY PLANNING ACT 1971

As from 1st April, 1972, the Town and Country Planning Acts, 1947-1968 have been consolidated in the Town and Country Planning Act, 1971. The undermentioned notes remain correct in substance although the reference to individual Sections and Acts have been superseded.

If you have any difficulties, the Council's Officers will be glad to assist you.

NOTE:

1. If the applicant is aggrieved by the decision of the Rural District Council to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Wales in accordance with Section 23 of the Town and Country Planning Act, 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Welsh Office, Summit House, Windsor Place, Cardiff.) The Secretary of State has power to allow a longer period for the giving of 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Rural District Council, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act, 1965 and section 23 of the Industrial Development Act, 1966.)

2. If permission to develop land is refused or granted subject to conditions, whether by the Rural District Council 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 development which has been or would be permitted, he may serve on the Rural District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act, 1962 (as amended by the Town and Country Planning Act, 1963.)

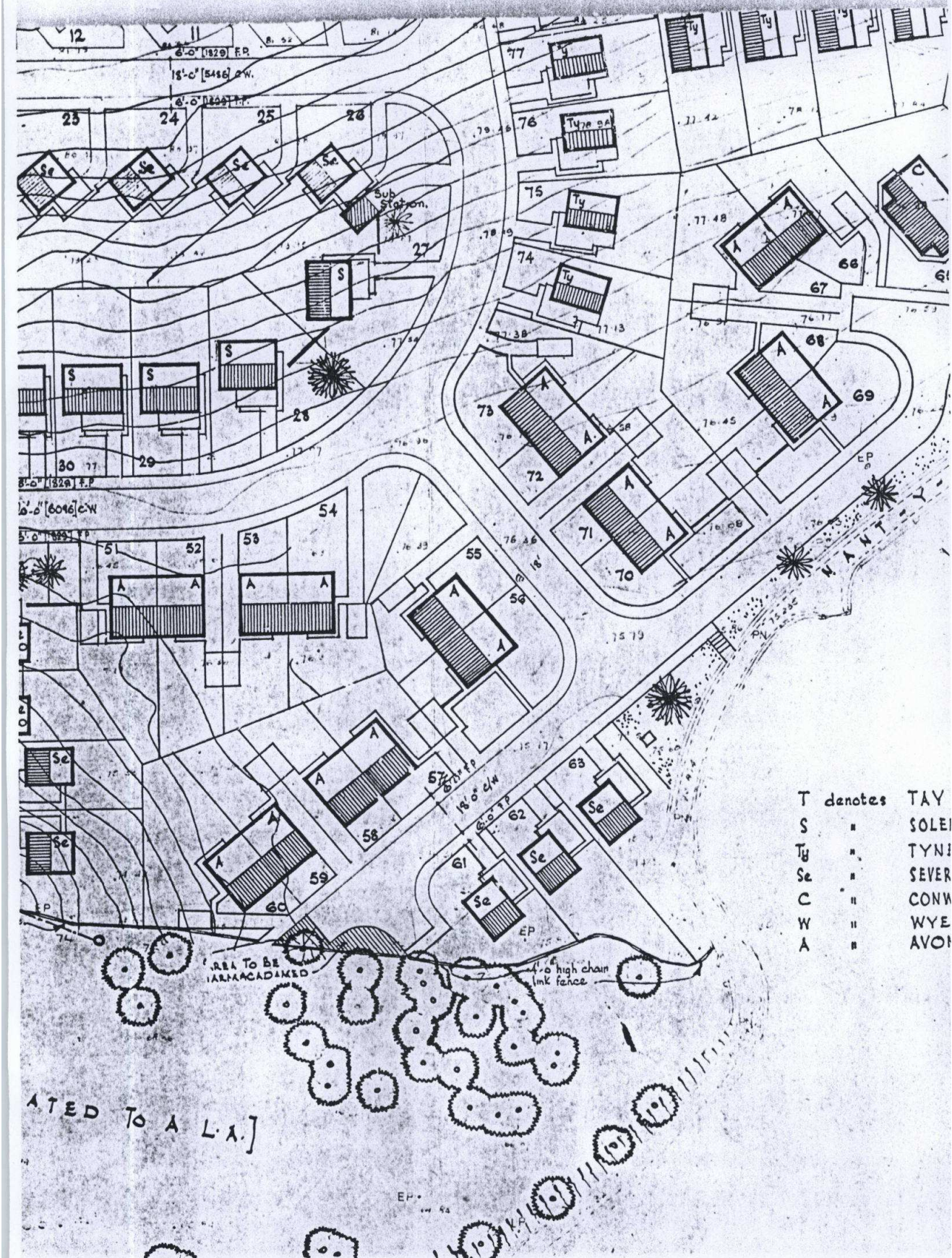
3. In certain circumstances, a claim may be made against the Rural District Council for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act, 1962.

4. This permission relates to planning control only and does not cover any other statutory consent which must also be obtained from the appropriate authority.

Should the appellant wish the Secretary of State for Wales to appoint a Welsh Speaking Inspector to hear any appeal against the Rural District Council's decision such request should be made to the Welsh Office, when notice of appeal is forwarded to that Office at the address given above.

NOTE TO APPLICANT: You are advised:

1. To consult the National Coal Board, North Western Area, Bridgewater Road, Walkden, Worsley, Manchester, about any past, present or future coal working in the area which may affect the stability of the site and about the necessary structural precautions which should be taken.
2. That Went-y-Gaer Wood which lies to the south-west of the application site is the subject of a Tree Preservation Order and no trees therein shall be topped, lopped or felled.



T denotes TAY
 S " SOLE
 Ty " TYN
 Se " SEVER
 C " CONW
 W " WYE
 A " AVOI