

Cerys Jones

From: Sharon Williams
Sent: 12 May 2021 09:04
To: Cerys Jones
Subject: RE: VAL/2021/076 - 22 Heol Glyndwr, Coedpoeth

Cerys please can you print a copy of and keep a copy for the file once valid.

From: Katy Roberts <katyroberts0422@gmail.com>
Sent: 10 May 2021 17:39
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: Re: VAL/2021/076 - 22 Heol Glyndwr, Coedpoeth

Hi Sharon,

Please find new plans attached.

Thanks
Katy

On Thu, 22 Apr 2021 at 09:42, Sharon Williams <Sharon.Williams@wrexham.gov.uk> wrote:

Hi Katy,

The plans submitted are not acceptable they must be to scale and the whole site should be edged in red including the means of access. Also I still require elevational plans and floor plans showing the structure to a relevant scale.

You can use the submitted plans as a location/site plan but they will need to be amended as per my original email.

Please note at present we are currently not providing the Fast Track Service it is temporarily unavailable due to the Covid-19 pandemic. Therefore the application will be booked in a standard householder application once its valid.

Kind Regards

Sharon Williams.

From: Katy Roberts <katyroberts0422@gmail.com>
Sent: 22 April 2021 10:18
To: Sharon Williams <Sharon.Williams@wrexham.gov.uk>
Subject: RE: VAL/2021/[076 - 22 Heol Glyndwr, Coedpoeth](#)

Hi Sharon,

Sorry for the delay in replying, please find attached files for planning permission. I hope they are correct and what you need as not sure how to go about all this as I have never done it before.

Thanks

Katy

Sent from [Mail](#) for Windows 10

From: [Sharon Williams](#)
Sent: 08 April 2021 11:04
To: katyroberts0422@gmail.com
Subject: VAL/2021/[076 - 22 Heol Glyndwr, Coedpoeth](#)

Dear Mrs Roberts,

I refer to the recently submitted planning application and I wish to inform you the following information is required to validate the application:

Location Plan: Location Plans must be submitted, drawn to an identifiable scale, preferably 1:1250 or 1:2500. They should be based on an up-to date map and should wherever possible show at least two named roads and surrounding buildings. The properties shown should be numbered or named to ensure that the exact location of the application site is clear. The application site should be edged clearly with a red line. It should include all land necessary to carry out the proposed development – for example, land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings. A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site. **Please edge the submitted location plan as such.**

Site Plan: In order to provide a clearer and more accurate understanding of the site it is necessary for a site plan to be submitted drawn to an identifiable scale, preferably 1:500 or 1:200 and identify **(where applicable)** the following information:

- The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries;
- All the buildings, roads and footpaths on land adjoining the site including access arrangements;
- All public rights of way crossing or adjoining the site;
- The position of all trees on the site and those on adjacent land that could influence or be affected by the development;
- The extent and type of any hard surfacing;
- Boundary treatment including walls or fencing where this is proposed. **Please therefore edge the submitted block plan with the same red line as the location plan and include any of the above information if applicable**

Existing and Proposed Elevations :Existing and proposed elevational plans must be submitted, drawn to an identifiable scale (e.g. 1:50 or 1:100) and clearly showing the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included, if only to show that this is, in fact, the case.

Existing and Proposed Floor Plans: Existing and proposed floor plans, drawn to an identified scale (e.g. 1:50 or 1:100) explaining the proposal in detail must be submitted. Where existing buildings or walls are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building(s) as well as those for the proposed development. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable).

Once this information has been provided I will be able to validate the application. I note your wish for a fast track application however I cannot progress with your application until the above information has been provided in order to validate the application.

Kind Regards

Sharon Williams

Swyddog Cefnogi Busnes / Business Support Officer Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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