

Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	Former Access Road to Gatewen Colliery (now known as Gatewen Lane)
Suffix	
Property name	
Address line 1	
Address line 2	Gatewen
Town/city	Wrexham
Postcode	LL11 6YA

Description of site location must be completed if postcode is not known:

Easting (x)	331481
Northing (y)	351529

Description

- Proposed commercial unit, steel portal framed construction, approximately 6.5m high to ridge, concrete profile sheet cladding to roof, steel profile sheet cladding to walls, personnel and roller shutter doors (front and rear). (Approx 66m² GIFA). External works treatment, tarmac access and storage area to rear, green weldmesh fencing and gates.
- Proposed Residential Unit - (Approx 160m² GIFA) 4 bed detached dwelling, external finishes and landscaping to match that of existing adjacent dwellings.

2. Applicant Details

Title	
First name	
Surname	Landbank Management Limited
Company name	Landbank Management Limited
Address line 1	10 Nicholas Street
Address line 2	
Address line 3	
Town/city	Chester

2. Applicant Details

Country	United Kingdom
Postcode	CH1 2NX
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	
First name	Simon
Surname	Hughes
Company name	SP Projects Limited
Address line 1	Unit 16 Mold Business Park
Address line 2	Wrexham Road
Address line 3	
Town/city	Mold
Country	United Kingdom
Postcode	CH7 1XP
Primary number	01352700228
Secondary number	
Email	simon.hughes@sp-projects.com

4. Site Area

What is the site area?	500.00
Scale	Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ☐ Yes ☒ No

5. Description of the Proposal

Please describe the proposed development

- Proposed commercial unit, steel portal framed construction, approximately 6.5m high to ridge, concrete profile sheet cladding to roof, steel profile sheet cladding to walls, personnel and roller shutter doors (front and rear). (Approx 66m² GIFA). External works treatment, tarmac access and storage area to rear, green weldmesh fencing and gates.

- Residential plot development, approx 160m², bed, traditionally constructed property to match existing adjacent properties.

Has the work already been started without planning permission? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Storage hardstanding

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☒ Yes ☐ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	0.15

7. Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes ☒ No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

8. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

8. Biodiversity and Geological Conservation

- c) Features of geological conservation importance
- ☐ Yes, on the development site
 - ☐ Yes, on land adjacent to or near the proposed development
 - ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

9. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☒ Yes ☐ No

If you answered “yes” to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

10. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B8 - Storage or distribution	0	0	60	60
Total	0	0	60	60

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

11. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

12. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

13. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

14. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ☐ Yes ☒ No

15. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

17. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Matthew
Surname	Phillips
Reference	ENQ/2012 /0700

Date (Must be pre-application submission)

20/12/2012

Details of the pre-application advice received

Support for residential plot development

18. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

19. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- ☒ The applicant
☐ The agent

Title	Landbank Management Limited
First name	Christopher
Surname	Brown
Declaration date	23/07/2020

19. Ownership Certificates

☒ Declaration made

20. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role ☒ The applicant ☐ The agent

Title

First name

Surname

Declaration Date

☒ Declaration made

21. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. ☒

Date (cannot be pre-application)