

Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
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Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wreccsam LL11 1LG

Llinell Gymorth: 01978 298994
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Gwe: www.wrexham.gov.uk/planning

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	
Suffix	
Property name	
Address line 1	
Address line 2	
Town/city	
Postcode	

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

Easting (x)	329783
Northing (y)	343314

Description

Land at the Ruabon Business Park Site, Adjacent to the A483, Ruabon.

2. Applicant Details

Title	Mr
First name	D
Surname	Wilkinson
Company name	Pure Residential and Commercial Ltd
Address line 1	New Vision House
Address line 2	New Vision Business Park
Address line 3	Glascoed Road
Town/city	St Asaph
Country	United Kingdom

2. Applicant Details

Postcode	LL17 0LP
Primary number	
Secondary number	
Email address	

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

3. Agent Details

Title	Mr
First name	Matthew
Surname	Gilbert
Company name	The Planning Consultancy
Address line 1	Bridge Farm
Address line 2	Sarn
Address line 3	
Town/city	Malpas
Country	United Kingdom
Postcode	SY14 7LN
Primary number	01948770620
Secondary number	
Email	matt@mattplan.com

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Mixed use development comprising commercial (Class A1 foodstore with petrol filling station and associated car parking and classes A3/B1/C1), extra care (Class C2), residential (Class C3) with associated vehicular access off the A539 and B5006 and other related improvements.

Reference number

P/2014/0021 as amended by P/2018/0053

Date of decision (date must be pre-application submission)	23/01/2018
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Please state the condition number(s) to which this application relates

Condition number(s)

1, 3, 8 & 17.

Has the development already started? ☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

See Design and Access Statement for general approach, but materials are covered by a condition (no 7) that is not part of this particular submission.

7. 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

8. 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	M
Surname	Phillips
Reference	

Date (Must be pre-application submission)

30/01/2020

Details of the pre-application advice received

General discussion of approach.

9. 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) 24/09/2020