

The Planning Inspectorate

Questionnaire Section 195 Lawful Development Certificate Appeal (Wales) (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. This and any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

Appeal Reference

APP/H6955/X/20/3247381

Appeal By

WOODLANDS LTD

Site Address

Croeshowell Cottage Croeshowell Lane
Burton, Rossett
WREXHAM
LL12 0LB

PART 1

1.a. Do you agree to the written representation procedure? Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☐ No ☒

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes ☐ No ☒

2.d. Would the Inspector have to go onto any privately owned adjoining land as well as the appeal site itself? Yes ☐ No ☒

PART 2

3. Was a valid application and any fee required, received and accepted for the development appealed against? Yes ☒ No ☐

4. Was there an enforcement notice in force at the date of the Application? Yes ☐ No ☒

5. Are there any related reasons you may have for questioning the validity of the appeal? Yes ☐ No ☒

6. Are there any related applications now before the local planning authority (LPA)? Yes ☐ No ☒

PART 3

7.a. Are there any other matters (for example appeals, applications or orders) relating to this land, which are now before the Welsh Assembly Government? Yes ☐ No ☒

8.a. Is flooding an issue? Yes ☐ No ☒

Copies of the following documents must, if appropriate, be attached to this questionnaire

9. two plans of the site - (1:10,000 & 1:1250) reproduced from O.S digital map. ☒

☒ see 'Questionnaire Documents' section

10. I have informed interested persons of this appeal and enclose a copy of the covering letter and distribution list. ☐

For all appeal types:

11. Do you wish to attach your statement of case? Yes ☐ No ☒

12. This appeal is made under section:

☐ Section 191

☒ Section 192

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/H6955/X/20/3247381
Appeal By	WOODLANDS LTD
Site Address	Croeshowell Cottage Croeshowell Lane Burton, Rossett WREXHAM LL12 0LB

The documents listed below were uploaded with this form:

Relates to Section:	PART 3
Document Description:	9. Two plans of the site - (1:10,000 & 1:1250) reproduced from O.S digital map.
File name:	Croeshowell Cottage Location Plan 1 1250.pdf
File name:	Croeshowell Cottage Location Plan 1 10 000.pdf

Completed by	Not Set
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Date	14/04/2020 11:24:13
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LPA	Wrexham County Borough Council
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