

## The Planning Inspectorate

### QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL WALES (Online Version)

When you have submitted this questionnaire, you must send a copy, with attachments, to the appellant/agent. 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/D/20/3244942

Appeal By

MR &amp; MRS STEVEN &amp; CHERYLYN FLANAGAN

Site Address

1 Queensford  
 Worthenbury  
 Wrexham  
 LL13 0AP  
 Grid Ref Easting: 342243.0  
 Grid Ref Northing: 345924.0

#### PART 1

- |                                                                                                                                                                                                                 |     |                                        |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------------|-------------------------------------|
| 1. Do you agree that the Householder Appeal (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS. | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| 2.a. Are there any appeals or matters relating to the same site still being considered by us or the Welsh Ministers?                                                                                            | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or Welsh Ministers?                                                                                            | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 3. Can the Inspector see the relevant parts of the appeal site from public land?                                                                                                                                | Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |
| 4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:                                                                                                                               |     |                                        |                                     |
| 4.a. the appeal site or property to judge the appeal proposal?                                                                                                                                                  | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 4.b. a neighbour's land or property to judge the appeal proposal?                                                                                                                                               | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?                   | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.a. Is the site within a Conservation area?                                                                                                                                                                    | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.b. Is the site adjacent to a Conservation Area?                                                                                                                                                               | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.c. Is the site within a green belt?                                                                                                                                                                           | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 6.d. Is the site within an Area of Outstanding Natural Beauty?                                                                                                                                                  | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?                                                                                                        | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 7.b. Would the proposed development affect the setting of a listed building?                                                                                                                                    | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?                                                                                           | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 9. Is any part of the site subject to a Tree Preservation Order?                                                                                                                                                | Yes | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |

|                                                                               |     |                             |                                     |
|-------------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|
| 10.a. Is your Authority's CIL charging schedule being/been examined?          | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 10.b. Is your Authority's CIL charging schedule adopted/likely to be adopted? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

  

**PART 2**

  

**Environmental Impact Assessment - Schedule 1**

|                                                                                                                                                                                                |     |                             |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|
| 11.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|

  

**Schedule 2**

|                                                                                                                                                                                                        |     |                             |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|
| 11.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environment Impact Assessment) (England and Wales) Regulations 1999? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|

  

**Screening**

|                                                                           |     |                             |                                     |
|---------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|
| 11.c.i. Have you issued a Screening Opinion (SO) under Regulation 25 (2)? | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|

  

**Environmental Statement (ES)**

|                                                                                                                                                                                                                                                                                                        |         |                                        |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------|-------------------------------------|
| 11.d. Has the appellant supplied an environmental statement?                                                                                                                                                                                                                                           | Yes     | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> |
| 11.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development under Article 12 of DMPO (Wales) 2012?                                                                                                                                  | Applies | <input type="checkbox"/> N/A           | <input checked="" type="checkbox"/> |
| 12. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?<br>Please attach copies of any comments that you have received in response.<br><input checked="" type="checkbox"/> see 'Questionnaire Documents' section | Yes     | <input checked="" type="checkbox"/> No | <input type="checkbox"/>            |

  

**PART 3**

  

**Conditions**

|                                                                                                                                                                  |     |                             |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------|-------------------------------------|
| 13.a. The development hereby permitted shall begin not later than five years from the date of this decision.                                                     | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 13.b. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 13.c. The development hereby permitted shall be carried out in accordance with the approved plans.                                                               | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |
| 13.d. Any other conditions you regard as necessary.                                                                                                              | Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> |

  

**PART 4**

|                                                                                                                                    |                                     |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 14.a.i. All the plans submitted with the application;<br><input checked="" type="checkbox"/> see 'Questionnaire Documents' section | <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 14.a.ii A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| 14.b.i. A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent;                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| 14.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| 14.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| 14.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| 14.e. Design and Access Statement (if submitted);                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            |
| 14.f. Extracts from any statutory local development plan policy (including front page, title and date of approval/adoption and status);                                                                                                                                                                                                                                                                                 | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| 14.g. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached; | <input type="checkbox"/>            |
| 14.h. Relevant planning history only (e.g. previous relevant permissions if appropriate ), including a list of relevant documents taken into account when considering the application;                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> <a href="#">see 'Questionnaire Documents' section</a>                                                                                                                                                                                                                                                                                                                               |                                     |
| 15. Please let us know if, for any reason, you have not been able to attach any of the required documents and confirm that they will follow under separate email.                                                                                                                                                                                                                                                       |                                     |

|                                                                                                                                                                |                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>LPA Details</b>                                                                                                                                             |                                                             |
| I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. <input checked="" type="checkbox"/>        |                                                             |
| LPA's reference                                                                                                                                                | <input type="text" value="p/2019/0565"/>                    |
| Completed by                                                                                                                                                   | <input type="text" value="sharon williams"/>                |
| On behalf of                                                                                                                                                   | <input type="text" value="Wrexham County Borough Council"/> |
| 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                                                                                                                                                           | <input type="text" value="P/2019/0565"/>                    |
| Phone no (including dialling code)                                                                                                                             | <input type="text" value="01978 298785"/>                   |

Email

SHARON.WILLIAMS@WREXHAM.GOV.UK

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

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/H6955/D/20/3244942

Appeal By MR & MRS STEVEN & CHERYLYN FLANAGAN

Site Address  
1 Queensford  
Worthenbury  
Wrexham  
LL13 0AP  
Grid Ref Easting: 342243.0  
Grid Ref Northing: 345924.0

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 2  
**Document Description:** 12. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?  
**File name:** 20190565 - neighbour 1.pdf  
**File name:** 20190565 - neighbour 2.pdf  
**File name:** 20190565 - neighbour 3.pdf  
**File name:** 20190565 - neighbour 4.pdf  
**File name:** 20190565 - neighbour 5.pdf

**Relates to Section:** PART 4  
**Document Description:** 14.a.i. All the plans submitted with the application;  
**File name:** 20190565 - determined plans.pdf  
**File name:** 20190565 - application form.pdf

**Relates to Section:** PART 4  
**Document Description:** 14.a.ii A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;  
**File name:** 20190565 - determined plans.pdf  
**File name:** 20190565 - application form.pdf

**Relates to Section:** PART 4  
**Document Description:** 14.b.i. A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent;  
**File name:** 20190565 - neighbour letter.pdf

**Relates to Section:** PART 4  
**Document Description:** 14.b.i. A copy of the letter with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent;  
**File name:** 20190565 - original list.PNG

**Relates to Section:** PART 4  
**Document Description:** 14.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;  
**File name:** 20190565 - neighbour 1.pdf  
**File name:** 20190565 - neighbour 2.pdf  
**File name:** 20190565 - neighbour 3.pdf  
**File name:** 20190565 - neighbour 4.pdf

|                              |                                                                                                                                                                                       |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>File name:</b>            | 20190565 - neighbour 5.pdf                                                                                                                                                            |
| <b>Relates to Section:</b>   | PART 4                                                                                                                                                                                |
| <b>Document Description:</b> | 14.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;                                                          |
| <b>File name:</b>            | 20190565 - letter.pdf                                                                                                                                                                 |
| <b>Relates to Section:</b>   | PART 4                                                                                                                                                                                |
| <b>Document Description:</b> | 14.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;                                                          |
| <b>File name:</b>            | 20190565 - list.PNG                                                                                                                                                                   |
| <b>Relates to Section:</b>   | PART 4                                                                                                                                                                                |
| <b>Document Description:</b> | 14.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;                                                     |
| <b>File name:</b>            | 20190565 - comm report.pdf                                                                                                                                                            |
| <b>File name:</b>            | 20190565 - COMMITTEE RESULTS LIST.pdf                                                                                                                                                 |
| <b>Relates to Section:</b>   | PART 4                                                                                                                                                                                |
| <b>Document Description:</b> | 14.f. Extracts from any statutory local development plan policy (including front page, title and date of approval/adoption and status);                                               |
| <b>File name:</b>            | 20190565 - policies.pdf                                                                                                                                                               |
| <b>Relates to Section:</b>   | PART 4                                                                                                                                                                                |
| <b>Document Description:</b> | 14.h. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application; |
| <b>File name:</b>            | 20190565 - comm report.pdf                                                                                                                                                            |
| <b>Completed by</b>          | Not Set                                                                                                                                                                               |
| <b>Date</b>                  | 11/02/2020 14:44:44                                                                                                                                                                   |
| <b>LPA</b>                   | Wrexham County Borough Council                                                                                                                                                        |