

APPEAL LIBRARY : SCHEDULE of DRAWINGS & DOCUMENTATION : dated 15 June 2019 : Version 1							
SITE : land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS							
APPELLANT : Bellis Brothers Ltd & Trustees of the Bellis Family Trust							
PROPOSAL DESCRIPTION : Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.							
LPA REF : P/2018/0560							
PINS REF : APP/H6955/A/19/3231048							
APPELLANT REF : BELLIS BROS							
DESCRIPTION of ITEM	AUTHOR	CONTACT	FORMAT	DOCUMENT / DRAWING REF.	SCALE	DATE	STATUS and COMMENTS
PLANNING APPLICATION SUBMISSION DOCUMENTS							
Planning Statement	J10 Planning	Justin Paul	A4	Document : J10/BB/PS/Rev B	NTS	July 2018	
Pre-Application Consultation (PAC) report	J10 Planning	Justin Paul	A4	Document : J10/BB/PAC/Rev A	NTS	July 2018	
PA Forms	J10 Planning	Justin Paul	A4	Document	NTS	5 July 2018	
PA Covering letter	J10 Planning	Justin Paul	A4	Document	NTS	5 July 2018	
PA Notice letter to Wrexham Council	J10 Planning	Justin Paul	A4	Document	NTS	5 July 2018	
Topographical Survey - southern parcel	MB Surveys	Martin Bolton	A1	Drawing : MBS688 - 01	1:500	8 Jan 2015	
Topographical Survey - northern parcel	MB Surveys	Martin Bolton	A1	Drawing : MBS688 - 02	1:500	8 Jan 2015	
Design & Access Statement	Parkinson Inc	Ian Parkinson	A3	Document : DAS Rev 00	NTS	September 2017	
Site Location Plan	Parkinson Inc	Ian Parkinson	A1	Drawing : Pinc-100-37-RL-P-01	1:1250	13 Sept 2017	
Master Plan	Parkinson Inc	Ian Parkinson	A0	Drawing : Pinc-100-37-SMP-01 Rev H	1:500	Sept 2017	superseded
Master Plan - rendered	Parkinson Inc	Ian Parkinson	A0	Drawing : Pinc-100-37-SMP-01 Rev H	1:500	Sept 2017	superseded
Landscape & Visual Impact Assessment : LVIA	The Ark Company	Jon Braun	A4	Document : 06/122/LVIA v1.2	NTS	Jan 2017	
Transport Assessment	Croft	Marty Rae	A4	Document : 0807TA.7	NTS	2 October 2017	superseded
Flood Consequences Assessment & Drainage Strategy	Waterco	Aled Williams	A4	Document : w10685-180619	NTS	19 June 2018	
Infiltration Assessment	Waterco	Aled Williams	A4	Document : w1938-151014	NTS	14 Oct 2015	
Archaeological Assessment	Castlering Archaeology	Pat Frost	A4	Document : 534.2	NTS	March 2016	
Archaeological Geophysics	Tiger Geo	Malcom Roseveare	A4	Document : RWB161	NTS	4 May 2018	
Agricultural Land Quality & Soil Resources Assessment	LRA	Mike Palmer	A4	Document : 1067/1	NTS	2 March 2015	
Services & Utilities Assessment	TMC	Tony Malkin	A4	Document : no reference	NTS	Feb 2015	
Ecological Habitat Assessment (extended Bats)	Kingdom Ecology	Richard Roe	A4	Document : no reference	NTS	24 Nov 2016	
Arboricultural Tree Constraints Plan & Impact Assessment	Tree Solutions	Alistair Henderson	A4	Document : 15/AIA/WXM/156 (Rev B)	NTS	14 Nov 2016	
PA CONSULTATION REPONSES - statutory							
Highway response	WCBC - Highways	Pete Douthwaite	A4	Consultation response	NTS	16 July 2018	provided 10 Aug 2018
Archaeological response	CPAT	Mark Walters	A4	Consultation response	NTS	23 July 2018	
Drainage response	WCBC - Drainage	Neil Taunt	A4	Consultation response	NTS	26 July 2018	
Ecology response	WCBC - Ecology	Emma Broad	A4	Consultation response	NTS	27 July 2018	
Welsh Water response	DCWW	Alaw Jones	A4	Consultation response	NTS	30 July 2018	
Environmental response	NRW	Sion Williams	A4	Consultation response	NTS	30 July 2018	
Rossett Community Council response	Rossett CC	Wendy Pace	A4	Consultation response	NTS	30 July 2018	
EIA Screening Assessment	WCBC - Planning	Matthew Philips	A4	Consultation response	NTS	31 July 2018	
Agricultural land quality response	WG	James Cooke	A4	Consultation response	NTS	2 Aug 2018	
Agricultural Land Classification Survey	Welsh Office : Agriculture Department	N/A	A4	Document : Lane Farm Rossett 023-1993	NTS	21 May 1993	
Drainage response	NRW	Sion Williams	A4	Consultation response	NTS	1 Aug 2018	
Agricultural land quality response	WG	James Cooke	A4	Consultation response	NTS	7 Aug 2018	
Ward Councillor response	Ward Councillor	Cllr Hugh Jones	A4	Consultation response	NTS	12 Aug 2018	
Education response	WCBC - Education	Denise Garland	A4	Consultation response	NTS	17 Aug 2018	provided 30 Aug 2018
Health Board Trust response	Betsi Cadwaladr Heath Board Trust	Chris Jones	A4	Consultation response	NTS	23 Aug 2018	

Highway response	WCBC - Highways	Pete Douthwaite	A4	Consultation response	NTS	11 Sept 2018	
Education response	WCBC - Education	Paula Parry	A4	Consultation response	NTS	24 Sept 2018	
Welsh Water response	DCWW	Alaw Jones	A4	Consultation response	NTS	30 Oct 2018	
Archaeological response	CPAT	Mark Walters	A4	Consultation response	NTS	12 Nov 2018	
Welsh Water response	DCWW	Alaw Jones	A4	Consultation response	NTS	28 Nov 2018	
Drainage response	WCBC - Drainage	Neil Taunt	A4	Consultation response	NTS	30 Nov 2018	
Highway response	WCBC - Highways	Pete Douthwaite	A4	Consultation response	NTS	19 Dec 2018	
Environmental response	NRW	Ryan Knowles	A4	Consultation response	NTS	2 Jan 2019	
Education response	WCBC - Education	Nicholas Enright	A4	Consultation response	NTS	3 Jan 2019	
PA POST-SUBMISSION DOCUMENTS							
J10 Letter : regarding TAN1 Para 6.2	J10 Planning	Justin Paul	A4	Letter	NTS	20 July 2018	
J10 email correspondence with Council : regarding ALQ	J10 Planning	Justin Paul	A4	email	NTS	6 Aug 2018	
J10 email correspondence with Council : regarding pumping station	J10 Planning	Justin Paul	A4	email	NTS	04-Oct-18	
Addendum Drainage Note	Warterco	Aled Williams	A4	Document : addendum drainage note	NTS	02-Oct-18	
J10 email correspondence with Council : regarding highways	J10 Planning	Justin Paul	A4	email	NTS	12-Oct-18	
J10 email correspondence with Council : regarding highways	J10 Planning	Justin Paul	A4	email	NTS	07-Nov-18	
Transport Assessment	Croft	Marty Rae	A4	Document : 0807TA.9	NTS	6 Nov 2018	
Transport Assessment : highlighted text changes	Croft	Marty Rae	A4	Document : 0807TA.9	NTS	6 Nov 2018	
Archaeological Evaluation Report	Aeon	Richard Cooke	A4	Document : A0176.1 - 0184 v1.00	NTS	9 Nov 2018	
Master Plan	Parkinson Inc	Ian Parkinson	A0	Drawing : Pinc-100-37-SMP-01 Rev H	1:500	Sept 2018	
Master Plan - access details only	Parkinson Inc	Ian Parkinson	A0	Drawing : Pinc-100-37-SMPA	1:500	Dec 2018	for approval
J10 email correspondence with Council : regarding highways	J10 Planning	Justin Paul	A4	email	NTS	20-Dec-18	
PA DETERMINATION MATERIAL							
Committee Report	WCBC	Matthew Philips	A4	Cmte Report	NTS	07-Jan-19	
Committee Addendum Paper	WCBC	Matthew Philips	A4	Cmte Report	NTS	07-Jan-19	
Committee Online Webcast	WCBC	Ken Bickerton	N/A	Webcast	NTS	07-Jan-19	video webcast
Committee Minutes	WCBC	Ken Bickerton	A4	Cmte Minutes	NTS	07-Jan-19	
Decision Notice	WCBC	Matthew Philips	A4	Decision Notice	NTS	07-Jan-19	
PA POST-DETERMINATION DOCUMENTS							
J10 Meeting notes	J10 Planning	Justin Paul	A4	Meeting Notes	NTS	23-Jan-19	
PA RE-SUBMISSION DOCUMENTS							
Covering Letter	J10 Planning	Justin Paul	A4	Document	NTS	14-Jun-19	
Planning Statement	J10 Planning	Justin Paul	A4	Document : J10/BB/PS/RevC	NTS	June 2019	
PA Forms	J10 Planning	Justin Paul	A4	Document	NTS	14-Jun-19	
PA Submission Schedule	J10 Planning	Justin Paul	A4	Document	NTS	14-Jun-19	
Highway Note	Croft	Marty Rae	A4	Document : mr/0807	NTS	April 2019	
Transport Assessment	Croft	Marty Rae	A4	Document : 0807TA.12	NTS	16-May-19	
APPEAL DOCUMENTS							
Planning Appeal Forms	J10 Planning	Justin Paul	A4	Document : APP/H6955/A/19/3231048	NTS	15-Jun-19	
Appeal covering letters : to PINS and Wrexham Council	J10 Planning	Justin Paul	A4	Document	NTS	15-Jun-19	
Planning Appeal Statement of Case	J10 Planning	Justin Paul	A4	Document : J10/BB/PAS/RevA	NTS	15-Jun-19	
S106 Unilateral Undertaking (UU)	Aaron & Partners	David Delaney	A4	Document	NTS	21-Mar-19	
Statement of Common Ground (SoCG)	J10 Planning and WCBC	Justin Paul and David Williams	A4	Document : J10-SOCG-BB-RevA	NTS	15-May-19	
Appeal Library Schedule (this document)	J10 Planning	Justin Paul	A4	Document	NTS	15-Jun-19	
ADDITIONAL DOCUMENTS							
Appeal Decision : Marl Lane, Conwy	PINS		A4	Decision : 3188913	NTS	05-Feb-19	
Appeal Decision : Mold Road, Gwersyllt	PINS		A4	Decision : 3207621	NTS	02-Nov-18	
Appeal Decision : Tan-y- Bont, Rhosrobin	PINS		A4	Decision : 3182282	NTS	10-Jun-19	
UDP : policy extracts and proposals map	WCBC	N/A	A4	Policy	NTS	Feb-05	
Emerging LDP Deposit : policy extracts and proposals map	WCBC	N/A	A4	Policy	NTS	Mar-18	
WG Response : emerging LDP	WG	Mark Newey	A4	email	NTS	01-Apr-16	
WG Response : emerging LDP	WG	Mark Newey	A4	email	NTS	17-May-18	
WG Response : agricultural land	WG	James Cooke	A4	email	NTS	02-Aug-18	