

## **PLANNING APPEAL**

LPA REF: P/2016/1058

PLANNING INSPECTORATE REFERENCE: H6955/A/17/3172919

START DATE: 4/4/2017

## **REPRESENTATION ON BEHALF OF NATIONAL TRUST**

John Pearson BSc MSc Dip TP MRTPI

National Trust, Erddig, Wrexham, LL13 OYT

Appeal against the refusal by Wrexham County Borough Council for the erection of a radio base station consisting of the installation of a 17.5m monopole supporting 3 no. antennas, 1 transmission dish, 3 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including installation of a 2.1m palisade fence to form a compound.

Land to the rear of the Welsh MG Centre, Wrexham Road, Rhostyllen, North Wales, LL14 4DW NGR E: 331759 N: 348717

### **1. SUMMARY OF REPRESENTATION**

1.1 National Trust wishes to object to the proposed development and supports the reason for refusal by Wrexham County Borough Council.

1.2 National Trust wishes to express concern about the lack of effective consultation by the developer of the scheme in bringing forward the development.

1.3 National Trust considers that the application fails to meet national and local planning policies, and does not demonstrate that all options and alternatives have been fully explored.

1.4 National Trust considers the appellants have understated and inaccurately identified a key material consideration for the application, being the extant permission for residential development adjoining the appeal site.

1.5 National Trust considers that the appeal should be dismissed as not meeting the requirements of Wrexham Unitary Development Plan Policies GDP1, CLF8, nor meeting the requirements of Planning Policy Wales, or the requirements of TAN 19. National Trust considers that the consultation and engagement brought forward by the appellants does not meet the requirements of the Code of Best Practice on Mobile Phone Network Development in Wales.

## **2. APPEAL STATEMENT BY NATIONAL TRUST**

### **2.1 BACKGROUND TO NATIONAL TRUST ISSUES**

2.1.1 National Trust sought and received planning consent for residential development on land adjoining the appeal site as outline (LPA Reference P/2004/0940 varied by P/2008/1063)) and reserved matters (LPA Reference P/2007/0686) with a further full planning permission to include the development of a community centre at D1, retail A1 and café at A3 use (LPA Reference P/2007/0685). The applications followed allocation of the site for housing in the Wrexham Unitary Development Plan. The approved layout drawings are provided as Appendices 2, 3 and 4.

2.1.2 The development site at Manor Farm, Erddig, is owned by National Trust Enterprises, has planning consent for a residential development scheme comprising 223 new homes, a community hall, shop and tearoom. Permission for residential development has been commenced via the construction of a spur road. Wrexham County Borough Council has confirmed commencement in writing on 8<sup>th</sup> November 2013. The appeal site thus adjoins a residential development with an extant planning consent. The letter confirming commencement is provided as Appendix 5.

2.1.3 The appellants submitted the current planning application without any discussion, notification or pre application engagement with National Trust; one of the biggest landowners in Rhostyllen. National Trust owns land in and around the appeal site, adjoining Rhostyllen Road and east towards Erddig Hall. Land is owned as a mix of both alienable and inalienable ownership.

2.1.4 In determining the planning application, notification was sent by Wrexham County Borough Council to an incorrect address which is no longer occupied by the Trust. The consultation letter never arrived at Erddig, the regional office nor the central National Trust Headquarters. National Trust has not had any opportunity at either pre application or application to make any representation. An adjoining neighbour notified the Erddig Office about the planning appeal, and thus making us aware of the application and appeal. No site notice has been inspected or viewed for either application or appeal notice.

2.1.5 There are challenging market conditions for residential development in the Wrexham area. This has meant that the approved scheme for residential and wider community use adjoining the appeal site has not moved forward to full implementation. National Trust has undertaken a wider range of work to seek to move forward the sale of the site and implement the approved scheme. This work is ongoing.

2.1.6 The appeal site lies adjacent to approved residential development. The appeal site lies adjacent to the main access road to and from the approved residential development. Considerable detail was paid by National Trust in layout and design to bring forward a very high quality development, and a scheme led by streetscape and high quality urban design. The quality of the scheme was recognised by, and supported by the Local Planning Authority.

2.1.7 If an earlier opportunity had been afforded to the National Trust to consider the scheme, we could have expressed an earlier concern about the emerging scheme, and its blunt approach to both design and streetscape. This appeal statement is the first opportunity for National Trust to consider the merits of the application, and consider some of the issues raised in the application and appeal.

## 2.2 GENERAL COMMENTARY

2.2.1 Appendix 1 of this Statement, provides a summary of the inaccuracies and incorrect conclusions made within the Appellants Statement of Case.

2.2.2 National Trust has considered the scheme as part of its future proposals for the area and would conclude that the proposed appeal is unduly prominent within the street scene and would be viewed primarily off the residential access, and within the residential street scene; not in the context of the existing commercial properties.

2.2.3 The Appeal Statement is dismissive of the extant planning consent for adjoining residential development and dismisses the significance of the high quality design and approved scheme.

2.2.4 National Trust is concerned about the visual impact of the proposed scheme and raises fundamental concerns about the height of supporting monopole of 17.5m and presence of 2.1m palisade fence; both of which do not contribute positively to what is a high quality approved residential and community scheme adjoining the appeal site.

2.2.5 The proposed scheme will be a prominent and incongruous vertical feature within a residential area.

## 2.3 NATIONAL PLANNING POLICY ISSUES

2.3.1 Chapter 12 of Planning Policy Wales (PPW) identifies the need to consider and ensure that “environmental and telecommunications infrastructure is provided in such a way as to enable sustainable development objectives to be met, avoiding adverse impacts on the environment, local communities and health”. The proposed scheme, adjoining the main access and egress to a high quality residential development and adjoining proposed residential development, will have an adverse impact on the quality of the street scape and environment of the future community in Rhostyllen.

2.3.2 Paragraph 12.13.2 of PPW includes the requirement to consider: the need for dishes and other installations to blend with their backgrounds; 12.13.3 also states a requirement to make use of existing buildings and other structures and siting should minimise the impact on amenity and the external appearance of the building.

2.3.3 The proposed scheme does not blend with the background and the siting does not minimise the impact on amenity.

2.3.4 Paragraph 67 of Technical Advice Note 19 (Telecommunications) encourages the use of sympathetic design and camouflage to minimise the impact of the development on the environment. Paragraph 68 relates to design solutions for minimising the visual impact on the area,

stating that the telecommunications industry is encouraged to continue to develop innovative design solutions.

2.3.5 The proposed scheme does not minimise visual impact in the area, and is neither innovative within a commercial nor residential context. The proposed scheme does not meet the requirements of TAN 19.

2.3.6 It is concluded that the scheme does not meet the National Policy requirements of either Planning Policy Wales nor Technical Advice Note 19.

## 2.4 KEY PLANNING ISSUES

2.4.1 It is agreed with the appellants that the main issue arising from the planning appeal is whether the proposed siting, height and scale of the telecommunications mast would have a detrimental impact upon the wider visual amenity of the area.

2.4.2 The interpretation of key policies of the Wrexham Unitary Development Plan was identified in the decision notice for planning application P/2016/1058, as policies CLF8 Telecommunications and GDP1 Development Objectives.

2.4.3 The Planning Committee determination of UDP Policy GDP1 confirmed the proposed mast by virtue of its siting, height and scale would have an adverse impact upon the wider visual amenity of the area. The proposed development would be contrary to Policy GDP1 of the adopted Wrexham Unitary Development Plan.

2.4.4 National Trust agrees with the interpretation of planning policy by the Local Planning Authority.

2.4.5 National Trust would also draw attention to the policy preamble for Telecommunications Policy CLF8 which states “this policy aims to facilitate the growth of new and existing systems whilst ensuring that masts or installations are carefully sited to avoid or minimise any visual intrusion upon the landscape/townscape”. Attention is also drawn to the specific policy requirements of Policy CLF8 which states “the siting of any development should minimise the impact on the local landscape/townscape, and should comprise measures of mitigation of any adverse impact, where appropriate”.

2.4.6 The appeal site is residential and the proposed design is both prominent and incongruous. The appellants bring forward further impacts associated with the open head frame (Paragraphs within the Statement of Case para. 7.10.7.11), although do not recognise increased visual and townscape (policy requirements) and streetscape harm by bringing forward the proposed scheme in a residential context. National Trust disagrees with the conclusions in Section 7.9 of the Appellant Statement of Case.

2.4.7 It is noted that the local policies were interpreted by officers as meeting the requirements of Wrexham UDP. Policies were however interpreted differently by elected Members of the Planning Committee, and community representatives via the Local elected member and Community Council. It is considered that the views of officers were not framed by any representation by National Trust and a lack of response incorrectly interpreted as National Trust having no issues (rather than not

being aware of the scheme on the adjoining land ownership and thus not responding to the application).

2.4.8 The Statement of Case by the Appellants also plays considerable effort on dismissing alternatives in its Statement of Case. National Trust is one of the biggest land owners in Rhosyllen, and no attempt was made to discuss either need, or solution; at any stage in the formulation of the application. If this is the case for an obvious and neighbouring land owner, this raises considerable questions in relation to the efficacy of the case presented by the appellants to demonstrate all alternatives and options have been sought in the area. The voluminous appeal statement provided by the appellants gives one paragraph to the key issue of streetscape and townscape of the extant residential planning consent, and does not provide any further evidence other than generic statements on appropriateness in a residential setting. The appeal statement continues to argue the appropriateness of the site due to its industrial and commercial nature without any assessment or specific analysis or understanding of how the scheme will impact on the extant residential planning consent adjoining the appeal site and the delivery of an allocated housing site.

2.4.9 In terms of planning balance, National Trust consider that insufficient attention was paid to the visual and streetscape implications of a recommendation for approval in the Officers report, and an incorrect assumption made on the perceived views of the adjoining land owner on the acceptability of the proposed scheme.

2.4.10 National Trust consider the case for the subject appeal has not been sufficiently demonstrated, the appeal understates visual and street scape impact, brings forward insufficient mitigation and incorrect assumptions.

2.4.11 It is considered that the harm of the subject appeal would outweigh its social and economic benefits. The subject appeal does not meet the requirements of policies GDP1 and CLF8 of the Wrexham Unitary Development Plan, nor specific aspects of Planning Policy Wales and Technical Advice Note 19. As such National Trust supports the case of Wrexham County Borough Council and Esclusham Community Council and would humbly recommend that the appeal is dismissed.

Thank you for the opportunity to formally present the case on behalf of National Trust.

### **List of Appendices**

Appendix 1. National Trust commentary on the appellant statement of case

Appendix 2. Approved layout drawing RHOS SITE 100 D

Appendix 3. Approved layout drawing RHOS SITE 108 B

Appendix 4. Approved layout drawing RHOS SITE 107 C

Appendix 5. Letter confirming commencement dated 8<sup>th</sup> November 2013

## **APPENDIX 1. NATIONAL TRUST COMMENTARY ON THE APPELLANT STATEMENT OF CASE**

2.2 The statement incorrectly identifies the nearest residential property as “97m south east of the nearest residential dwelling”. The nearest residential property adjoins the appeal site.

2.3 The statement incorrectly identifies the context of the site as “the appeal site is also positioned within a light industrial/commercial complex further reducing its prominence in the surrounding area”. The appeal site adjoins the main access and egress to a very high quality residential development site and adjoins the garden of a residential property.

2.4 The statement incorrectly identifies the context of the appeal site as “they are proposing to locate this essential infrastructure, in a break from the residential nature of the area, set well back from the highway and nearest residential dwelling”. The appeal site is located at the centre of the approved residential scheme adjoining a key access and approved property.

3.5 The statement includes the following “there are many factors which affect the location of a mast share such as the technical proximity of adjoining installations, obtaining planning permission and coming to an agreement with existing and new landlords. These can all affect the approach taken”. National Trust as a landlord and major land owner in the area has not been approached to consider the overarching issue. Does this illustrate the limited nature of the task undertaken by the appellants to justify the submitted scheme. The Community Council also expresses concern about the limited nature of work undertaken by the appellants.

3.24. This paragraph within the Statement of Case outlines the work undertaken a pre application. The very limited circulation of the proposed development does not meet the requirements of Welsh Government (Realising the potential of pre-application discussions, Welsh Government, May 2012). The process undertaken by the developer appears to be a limited circulation pre application notification with no attempt at either engagement, or proactive consultation. It is disingenuous to refer to this process as “pre application consultation”. It is interesting to note there is no consultation outlined with either neighbours or local landowners. No notices, meetings, or consultation events are outlined in this section of the Statement of Case. The total efficacy of the process must be questioned, given the politically based actions outlined within paragraph 3.24. At no point during the process of pre application was National Trust asked to comment on either the problem, or solution to the issue; key aspect for us if we are to deliver a well-connected residential development in the Rhostyllen area.

3.43. This section within the Statement of Case outlines alternative sites considered prior to selecting the proposed site and design. 3.44 to 3.50 outlines those sites considered and dismissed. The Community Council have expressed concern about the site chosen and other potential locations in the Rhostyllen area. The list provided is a closed list, brought forward by the appellant. The National Trust has never been approached to consider the issue and solution; nor has our land ownership been requested for joint discussion. We may or may not have an alternative solution, but the fact that we have never been approached, could be repeated across other land owners in the area, and thus raise further questions over the process established by the appellants. A question is thus raised in relation to the concluding statement at 3.56 which states the appeal site is the only suitable and available options.

4.1. This section of the Statement of Case identifies the inclusion of a 2.1m palisade compound fence to form a compound. National Trust is concerned about the visual impact of the proposed scheme and raises fundamental concerns about the confirmed height of supporting monopole of 17.5m and presence of 2.1m palisade fence; both of which do not contribute positively to what is a high quality approved residential scheme adjoining the appeal site.

4.7. The Statement incorrectly states that the site is located on private land and “nearly 100m from the nearest residential dwelling”. This is not correct, the site is located on private land, but adjoins residential development.

4.8. The Statement suggests “this natural vegetation together with the existing commercial units will ensure that the majority of the monopole and ground level equipment cabinets will be screened from the surrounding area. This will ensure that the proposal will not appear prominent in the streetscene” and further “the nearest residential property is some 97m away and the nearest road some 62m away”. These statements are not correct. The proposed monopole will be prominent in the streetscene, clearly visible from all movement in and out of the future residential development and the appeal site adjoins the nearest road. The Appeal Statement is thus dismissive of the extant planning consent for adjoining residential development and dismisses the significance of the high quality design and approved scheme.

4.14 The Statement includes the following “the appeal scheme will be seen in the context of commercial buildings and other linear forms such as lighting columns, road signage, commercial signage, telegraph poles and trees/bushes”. This is not correct; the proposed scheme will be a prominent and highly visual vertical feature within a residential area.

4.19. The Statement uses the officer report to demonstrate the alternative site issue. The lack of engagement of wider land owners is a key issue of note in this context. National Trust consider the scheme as part of its future proposals for the area and would conclude that it is unduly prominent within the streetscene and would be viewed primarily of the residential access, and residential streetscene; not in the context of the existing commercial properties.

4.25. The Statement identifies the concerns raised by Cllr Mark Pritchard in the consideration of the application. Cllr Pritchard opposed the scheme, considering it was in the wrong location and would not be in keeping with the existing area. National Trust wishes to take this opportunity to thank Cllr Pritchard and the Community Council for their support in protecting the existing and future residential amenity of this area of Rhosyllen.

4.26. The Statement outlines some of the discussion at the Planning Committee. Section 4.26 of the Statement includes the following “permission has not been implemented” and “the National Trust, as land owners of the planning permission site had not responded to consultation and as such had no issues”. These statements are both misleading and incorrect. Planning consent for residential development on the site adjoining the appeal site has been implemented and confirmed in writing by Wrexham County Borough Council, the adjoining residential development is thus an extant residential planning consent. In terms of the National Trust position, no pre application consultation was undertaken with National Trust and the application notification was sent to the wrong address. No attempt has been made to contact National Trust, either locally at the Erddig estate, regionally nor at Headquarters. The process of considering the scheme was by a neighbour email copying the

appeal notification and thus National Trust was made aware of the proposed scheme. The National Trust does have a position in relation to the scheme, as outlined in this Appeal Statement and does not support the proposed development.

4.28. The Statement includes details relating to the consideration of the application by Planning Committee and the wording “they did not note the discussion relating to the impact on an unimplemented planning permission”. This is not correct; the planning consent for the adjoining residential development is an extant planning consent. It is unfortunate that the appellants have chosen to include and continue this aspect of determination.

5.2.14. The Statement highlights the content of Chapter 12 of Planning Policy Wales which identifies the need to consider and ensure that “environmental and telecommunications infrastructure is provided in such a way as to enable sustainable development objectives to be met, avoiding adverse impacts on the environment, local communities and health”. The proposed scheme, adjoining the main access and egress to a high quality residential development and adjoining proposed residential development, will have an adverse impact on the quality of the street scape and environment of the future community in Rhostyllen.

5.2.18. The Statement identifies paragraph 12.13.2 of Planning Policy Wales and the requirement to consider: the need for dishes and other installations to blend with their backgrounds; 12.13.3 also states a requirement to make use of existing buildings and other structures and siting should minimise the impact on amenity and the external appearance of the building. The proposed scheme does not blend with the background and the siting does not minimise the impact on amenity.

5.3.8. Paragraph 67 of Technical Advice Note 19 (Telecommunications) encourages the use of sympathetic design and camouflage to minimise the impact of the development on the environment. Paragraph 68 relates to design solutions for minimising the visual impact on the area, stating that the telecommunications industry is encouraged to continue to develop innovative design solutions. The proposed scheme does not minimise visual impact in the area, and is neither innovative within a commercial nor residential context. The proposed scheme does not meet the requirements of TAN 19.

7.5. The Statement includes Section 7 in relation to Planning issues. Section 7.5 concludes “the appeal proposals have been carefully designed in relation to the existing linear street furniture”. National Trust does not agree with this statement. The proposed monopole has not been designed for the proposed location, but is a generic solution inappropriate within the selected location at the main access and egress to a high quality residential scheme. Section 7.9 continues this theme “it therefore accords with the character of the site. This is especially true given the light industrial/commercial nature of the appeal site. As such, the proposed monopole would not appear prominent or incongruous within the context of its setting”. National Trust support this contextual statement, and potential appropriateness within an industrial/commercial nature and the potential defacto assumption that a residential site is more sensitive and the scheme may appear prominent and incongruous. The appeal site is residential and the proposed design is both prominent and incongruous. The appellants bring forward further impacts associated with the open head frame (Paragraphs 7.10.7.11), although do not recognise increased visual and streetscape harm by bringing forward the proposed scheme in a residential context. National Trust disagrees with the conclusions in Section 7.9 of the Statement. National Trust considers that the proposed monopole does not

meet the requirements of the general design criteria within Policy GDP1 of the Wrexham Unitary Development Plan.

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PLANNING  
INSPECTORATE  
REFERENCE: H6955/  
A/17/3172919  
Appendix 2 J Pearson

| Wrexham Road, Rhosyllen |                |        |      |        |                 |
|-------------------------|----------------|--------|------|--------|-----------------|
| Revised : Apr-09        |                |        |      |        |                 |
|                         |                | Number | Sqft | Total  |                 |
|                         | Apartments     |        |      |        |                 |
|                         | BLOCK 1        | 6      |      |        |                 |
|                         | BLOCK 2        | 9      |      |        |                 |
|                         | BLOCK 3        | 5      |      |        |                 |
|                         | BLOCK 4        | 11     |      |        |                 |
|                         | BLOCK 5        | 6      |      |        |                 |
|                         | BLOCK 6        | 12     |      |        |                 |
|                         | Totals         | 49     |      | 0      |                 |
|                         | Houses         |        |      |        | Parking ratio % |
| AFF                     | RHOS-A         | 29     | 833  | 24157  | 150             |
|                         | RHOS-R         | 28     | 1163 | 32564  | 200             |
|                         | RHOS-B         | 2      | 1119 | 2238   | 200             |
|                         | RHOS-C         | 15     | 1119 | 16785  | 200             |
|                         | RHOS-D         | 7      | 700  | 4900   | 200             |
|                         | RHOS-T         | 16     | 855  | 13680  | 200             |
|                         | RHOS-T special | 1      | 959  | 959    | 200             |
|                         | RHOS-U         | 6      | 1100 | 6600   | 200             |
| AFF                     | RHOS-E         | 10     | 952  | 9520   | 200             |
|                         | RHOS-F         | 13     | 1329 | 17277  | 200             |
|                         | RHOS-V         | 9      | 967  | 8703   | 200             |
|                         | RHOS-G         | 7      | 1506 | 10542  | 200             |
|                         | RHOS-H         | 5      | 1602 | 8010   | 200             |
| LW                      | RHOS-J         | 4      | 1889 | 7556   | 200             |
| LW                      | RHOS-K         | 4      | 1641 | 6564   | 200             |
|                         | RHOS-L         | 7      | 1607 | 11249  | 200             |
|                         | RHOS-M         | 3      | 1469 | 4407   | 200             |
| AFF                     | RHOS-S         | 2      | 952  | 1904   | 200             |
|                         | RHOS-N         | 3      | 1609 | 4827   | 200             |
|                         | RHOS-P         | 1      | 1313 | 1313   | 200             |
|                         | RHOS-W         | 2      | 1118 | 2236   | 200             |
|                         | Totals         | 174    |      | 193755 |                 |
| Site total              |                | 223    |      | 193755 |                 |

- D April 09 Plots 56 - 82 re-planned. Parking to the front of community building amended. Accomodation schedule amended to suit
- C Nov 08 "Communal" parking to the front of Plots 880-82 and to the land fronting on to the railway line omitted.
- B Aug 08 Layout revised to show a roundabout at the Eldon Grove junction, Apt. Block 5 (Plots 173-178) & Plots 197-200 re-designed to accomodate. Schedule of accomodation updated accordingly.
- A Jan 08 Revised in accordance with CPPLC / NT / ESHA meeting 09/01/08.

revision: date: description:



**Countryside Properties**

Countryside Properties (Northern) Ltd  
Countryside House  
Lakeside Drive  
Warlington Warrington WA1 1BW  
Tel: 01925 248900 Fax: 01925 248901  
www.countrysideproperties.com

site: **Wrexham Road Rhosyllen**

title: **Proposed Revisions to Layout**

floor area:

scale: 1:1000 @ A1 drawn by: CR

date: January 08 checked:

drawing no: **RHOS-SITE-100** revisions: **D**

Sheet 1 of 1

LPA REF: P/2016/1058  
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INSPECTORATE  
REFERENCE: H6955/  
A/17/3172919  
Appendix 3 J Pearson

-  1800mm HIGH WALL
-  RAILINGS ON LOW LEVEL WALL
-  RAILINGS
-  PICKET FENCE
-  ROWS OF SETTS TO DEFINE OWNERSHIP
-  RUMBLE STRIPS

A, B, C, D BRICK TYPE (A, B, C OR D)  
R ROUGHCAST RENDER  
S STONE

LAYOUT TO BE READ IN CONJUNCTION WITH  
FIRA DETAILED DRAWINGS :  
LA/S1/-/L/90/01 TO LA/S1/-/L/90/07

|                  |              |                                                                                                                                                                                          |
|------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B                | Aug 08       | Layout revised to show a roundabout at the Eldon Grove junction, Apt. Block 5 (Plots 173-178) & Plots 197-200 re-designed to accommodate. Schedule of accommodation updated accordingly. |
| A                | Jan 08       | Revised In accordance with CPPLC / NT / ESHA meeting 09.01.08.                                                                                                                           |
| <b>revision:</b> | <b>date:</b> | <b>description:</b>                                                                                                                                                                      |

  
**Countryside  
Properties**  
Countryside Properties (Northern) Ltd  
Countryside House  
Lakeside Drive  
Centre Park  
Warrington WA1 1TW  
Tel: 01925 246900 Fax: 01925 246901  
[www.countryside-properties.com](http://www.countryside-properties.com)

site: Wrexham Road  
Rhostyllen

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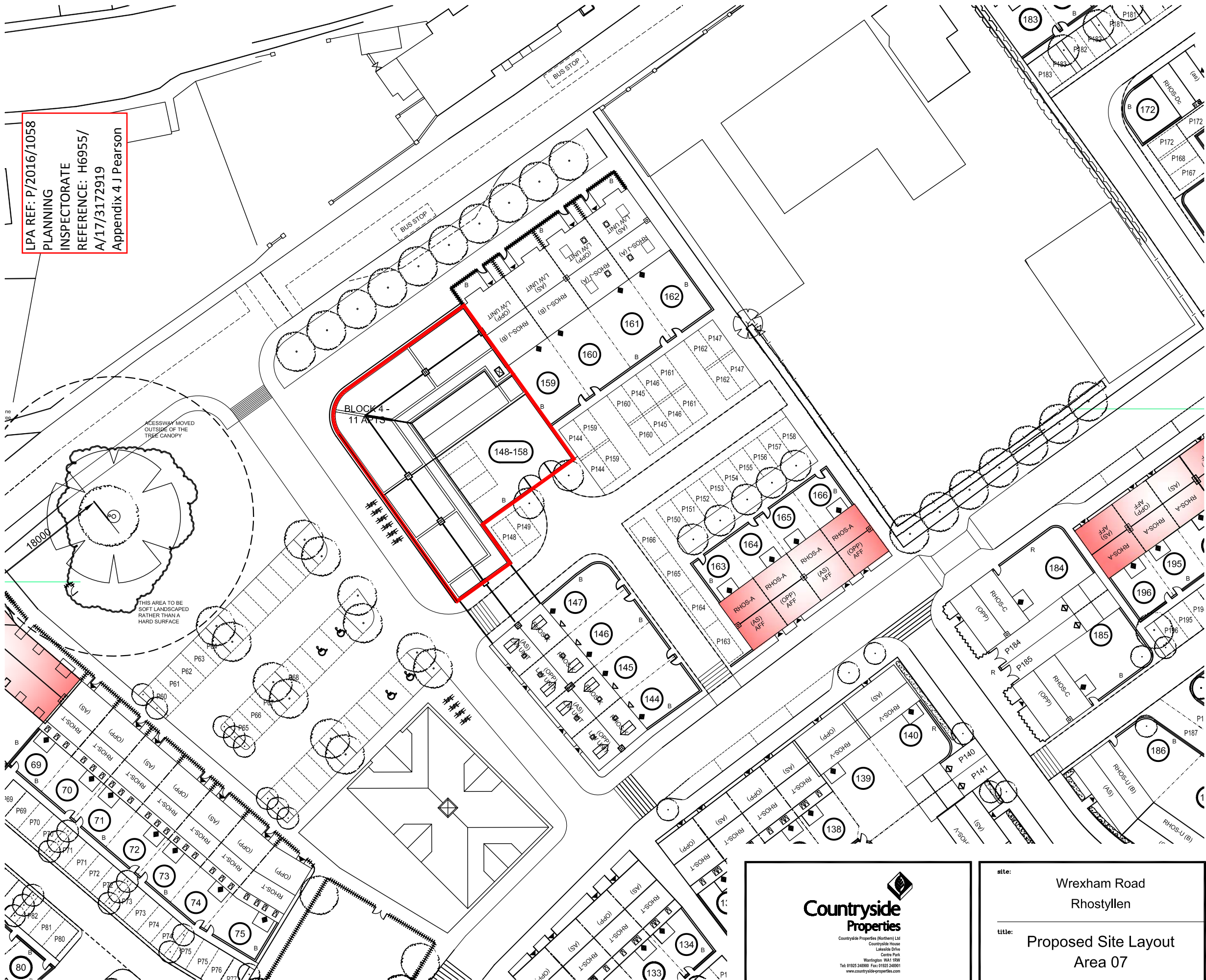
title: Proposed Site Layout  
Area 08

|                           |              |
|---------------------------|--------------|
| scale: 1:500              | drawn by: CR |
| date: Feb 08              | checked:     |
| drawing no: RHOS-SITE-108 | revisions: B |

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- LEGEND:
- 1800mm HIGH WALL
  - RAILINGS ON LOW LEVEL WALL
  - RAILINGS
  - PICKET FENCE
  - ROWS OF SETTS TO DEFINE OWNERSHIP
  - RUMBLE STRIPS
- WALL MATERIALS:
- A, B, C, D BRICK TYPE (A, B, C OR D)
  - R ROUGHCAST RENDER
  - S STONE

LAYOUT TO BE READ IN CONJUNCTION WITH  
FIRA DETAILED DRAWINGS:  
LA/S11-L/90/01 TO LA/S11-L/90/07



LPA REF: P/2016/1058  
PLANNING  
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A/17/3172919  
Appendix 4 J Pearson

|           |          |                                                                                                                       |
|-----------|----------|-----------------------------------------------------------------------------------------------------------------------|
| C         | March 09 | Parking to front of community building amended<br>Access on to Wrexham Road amended to fit around tree exclusion zone |
| B         | Feb 08   | Planning red line added to Tea Rooms.<br>Cycle provision added.                                                       |
| A         | Jan 08   | Revised In accordance with CPPLC / NT<br>/ ESHA meeting 09.01.08.                                                     |
| revision: | date:    | description:                                                                                                          |



Countryside Properties  
Countryside Properties (Northern) Ltd  
Countryside House  
Lakeside Drive  
Centre Park  
Warrington WA1 1RW  
Tel: 01925 248900 Fax: 01925 248901  
www.countryside-properties.com

site: Wrexham Road  
Rhostyllen

title: Proposed Site Layout  
Area 07

scale: 1:500  
date: Feb 08  
drawing no: RHOS-SITE-107

drawn by: CR  
checked:  
revisions: C

Head of Community Wellbeing and Development  
Pennaeth Adran Lles Cymuned a Datblygiad  
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR  
Stryt y Lampint, Wrecsam, LL11 1AR  
Tel/Ffon: 01978 292016 Fax/Ffacs: 01978 292502 Mili  
www.wrexham.gov.uk www.wrecsam.gov.uk

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PLANNING  
INSPECTORATE  
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Appendix 5 J Pearson



MR CHRIS LAMBART  
NATIONAL TRUST  
ATTINGHAM CONSULTANCY HUB  
ATTINGHAM PARK  
SHREWSBURY  
SHROPSHIRE  
SY4 4TP

Your Ref/Eich Cyf  
Our Ref/Ein Cyf  
Date/Dyddiad  
Ask for/Gofynner am  
Direct Dial/Rhif Union  
E-mail/E-bost

P/2008/1063 & P/2007/0686  
08 November 2013  
Philip Forster  
01978 298786  
philip.forster@wrexham.gov.uk

Dear Sir

**Town and Country Planning Act 1990**

**VARIATION OF CONDITION NO. 5 OF PLANNING PERMISSION CODE NO. P/2004/0940 TO  
ALLOW THE INSTALLATION OF A SIGNAL CONTROLLED JUNCTION AND ROUNDABOUT  
INSTEAD OF TWO NEW ROUNDABOUTS ON WREXHAM ROAD  
LAND AT WREXHAM ROAD RHOSTYLLLEN WREXHAM**

I have observed works on site and I am satisfied that these constitute works in the course of the laying of a access track or roadway. Wrexham County Borough Council as local planning authority is therefore satisfied that development has commenced in accordance with condition 4 of planning permission P/2008/1063. I will update our records accordingly.

Yours faithfully

Head of Community Well-being and Development