

Our Ref: 04B700643/AR25/RW16

10 February 2017

The Planning Inspectorate
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Dear Sir / Madam,

Written Representations Planning Appeal – 20 High Street, Wrexham, LL13 8HP

On behalf of Atlas One Limited ('the Appellant'), please find enclosed a Written Representations Planning Appeal against Wrexham Borough Council's refusal of application ref. P/2016/0574 'application for approval of details reserved by conditions imposed under planning permission code no. P/2010/0870 – Conditions 4 and 5'.

The planning application was refused by delegated powers on 6 December 2016.

This appeal submission comprises:

- This Covering Letter;
- Site Location Plan;
- Completed Appeal Forms;
- Full Statement of Case prepared by GVA;
- Written Representations Heritage Statement prepared by Dr Ramona Usher (Lanpro Services Ltd);

LPA ref. **P/2016/0574** submission documents:

- Application form (including site ownership certificate);
- Site Location plan (dwg no. 10.005(9)-001);
- Proposed Section and Elevations (dwg no. 10.005(2)-103 Rev D);
- Proposed Floor Plans (no drawing ref);
- Window Specification;
- Refused Decision Notice P/2016/0574;

Information submitted by the Appellant during the determination of P/2016/0574:

- Photographs (section detail, grey colour)

Original planning permission LPA ref. **P/2010/0870** submission documents:

GVA is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS.

Birmingham Bristol Cardiff Dublin
Edinburgh Glasgow Leeds Liverpool
London Manchester Newcastle

- Application form (including site ownership certificate);
- Site Location Plan prepared by Space Architecture and Design Limited;
- Design and Access Statement prepared by Space Architecture and Design Limited;
- Lighting and Door Specifications;
- Noise Report prepare by Azymuth Acoustics
- Proposed Floor Plans (dwg nos. 10.005(2-)006 Rev A and 10.005(2-)007 Rev B);
- Approved Decision Notice P/2010/0870

I trust the enclosed information is sufficient to secure validation of this Appeal. However, if you do require any further information then please do not hesitate to contact me.

Yours sincerely



Alice Routledge
Senior Planner

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For and on behalf of GVA Grimley Limited