

MR PAUL EVANS
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ANNEFIELD PARK
GRESFORD
WREXHAM
LL12 8NS

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P/2016/0944
25 October 2016
Matthew Phillips
01978 298780
matthew.phillips@wrexham.gov.uk

Dear Sir,

**APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF ROYAL
OAK
SITE OF ROYAL OAK FENNANT ROAD PONCIAU WREXHAM**

I refer to your application for the authority's determination as to whether prior approval for the demolition of the above mentioned building is required.

Wrexham County Borough Council hereby determines that **prior approval** for the demolition works **is required** for the following reasons:

- i) Insufficient information has been submitted as to the method of demolition, including measures that will be put in place to limit the impact upon the amenity of nearby occupiers whilst the demolition works takes place;
- ii) Insufficient details have been submitted as to the means of disposal of all materials arising for demolition;
- iii) Insufficient information has been submitted as to how the site will be restored following the demolition of the building.

Before being able to give consideration to whether prior approval can be given I will require a detailed method statement that addresses points i-iii).

In accordance with paragraph A.2 (b) (v) of Part 31, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 demolition works **cannot take place** unless you have received written notice from Wrexham County Borough Council that prior approval for the demolition of the building has been given.

I would be grateful if the above could be submitted within 14 days of the date of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to be 'L. M. Li', written in a cursive style.

Head of Environment and Planning