



WREXHAM AREA CIVIC SOCIETY
9 OAK DRIVE
MARFORD
WREXHAM
LL12 8XT

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

P/2014 /0716
12/03/2015
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Town and Country Planning Act 1990
Section 78 Appeal at: , 8 MOUNT PLEASANT, , RUABON, WREXHAM

Dear Sir/Madam

I am writing to inform you that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site.

The appeal follows this Council's determination of the application. The appeal is to be decided on the basis of Written Representations.

As an interested party/neighbouring occupier, you may wish to make representations in connection with this appeal to The Planning Inspectorate.

Any comments from consultees following the original application for permission (unless they are expressly confidential), will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to make any additional comments you should complete the enclosed 'Comments on Case' form, within **six weeks of the start date**. If any representations are submitted after the deadline, they will not be seen by the Inspector and they will be returned.

The address for The Planning Inspectorate is:-

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff CF10 3NQ

Alternatively you may make your comments by e-mail to: **wales@pins.gsi.gov.uk** or visit **www.planningportal.gov.uk** where you may view the appeal documents. Alternatively you may visit the Planning Department to view the documents. Please note if you wish to receive a copy of the appeal decision you should request one in writing from the Planning Inspectorate.

Annwyl Syr / Fadarn

Ysgrifennaf i roi gwybod i chi y gwnaed apêl i Weinidogion Cymru mewn perthynas â'r safle a enwir uchod.

Mae'r apêl yn dilyn penderfyniad y Cyngor am y cais. Penderfynir ar yr apêl ar sail Sylwadau Ysgrifenedig.

Fel unigolyn â diddordeb/cymydog, efallai y byddwch am wneud sylwadau mewn perthynas â'r apêl hwn i'r Arolygiaeth Gynllunio.

Bydd unrhyw sylwadau oddi wrth ymgynghorai yn dilyn y cais am ganiatâd gwreiddiol (oni bai eu bod yn hollol gyfrinachol), yn cael eu hanfon i'r Arolygiaeth Gynllunio a'u copïo i'r ymgynghorai. Bydd yr Arolygwr yn eu hystyried wrth benderfynu ar yr apêl.

Os dymunwch wneud sylwadau ychwanegol, dylech gwblhau'r ffurflen 'Sylwadau am yr Achos' sy'n amgaeedig o fewn **chwe wythnos i'r dyddiad** dechrau. Os cyflwynir sylwadau ar ôl y dyddiad cau, ni fydd yr Arolygwr yn eu gweld a byddant yn cael eu dychwelyd.

Cyfeiriad yr Arolygiaeth Gynllunio yw:-

Yr Arolygiaeth Gynllunio
Adeiladau'r Goron
Parc Cathays
Caerdydd CF10 3NQ

Fel arall gallwch wneud sylwadau ar e-bost at: **wales@pins.gsi.gov.uk** neu ewch i **www.planningportal.gov.uk** lle gallwch weld y dogfennau.

Sylwer, os ydych am dderbyn copi o benderfyniad yr apêl, dylech wneud cais am hyn yn ysgrifenedig i'r Arolygiaeth Gynllunio.

Planning Reference:
P 2014 0716

Site Address:
8 MOUNT PLEASANT
RUABON
WREXHAM

Site Description:
REPLACEMENT UPVC WINDOWS AND FRENCH
DOORS AND RE ROOF PORCH WITH SLATE.
(PARTLY IN RETROSPECT)

**Welsh Assembly
Government Ref:**
H6955/A/15/2230129

Start Date:
02/03/2015

Appellant's Name:
MISS K WATSON

If you wish you may obtain a copy of the Planning Inspectorate booklet 'Guide to taking part in Planning Appeals' free of charge. Please contact them at the above address if you wish to receive a copy and if you require a copy of the appeal decision letter, please inform the Planning Inspectorate of this when you write to them.

Yours faithfully



Head of Community Wellbeing and Development

Cyfeirnod Cynllunio:
P 2014 0716

Cyfeiriad y Safle:
8 MOUNT PLEASANT
RUABON
WREXHAM

Disgrifiad o'r safle:
REPLACEMENT UPVC WINDOWS AND FRENCH
DOORS AND RE ROOF PORCH WITH SLATE.
(PARTLY IN RETROSPECT)

**Cyfeirnod Llywodraeth
Cynulliad Cymru:**
H6955/A/15/2230129

Dyddiad Dechrau:
02/03/2015

Enw'r Apelydd:
MISS K WATSON

Os dymunwch gallwch gael copi o'r llyfryn "Canllaw i gymryd rhan mewn Apeliadau Cynllunio" yr Arolygiaeth Gynllunio am ddim. Cysylltwch â nhw yn y cyfeiriad uchod os dymunwch gael copi, a hefyd os ydych am gael copi o lythyr am benderfyniad yr apêl. Rhowch wybod i'r Arolygiaeth Gynllunio am hyn pan fyddwch yn ysgrifennu ato.

Yr eiddoch yn gywir



Pennaeth Lles Cymunedol a Datblygu

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

For official use only
(Date received)

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.uk.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

P 2014 0716

Address of site

8 MOUNT PLEASANT, RUABON WREXHAM

Postcode
(if known)

SENDER DETAILS

Name

NICHOLAS ROE

Acting On Behalf Of

(leave blank if writing on
your own behalf)

WREXHAM AREA CIVIC SOCIETY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

SECRETARY WAGS

What kind of representation are you making?

OBJECTION

YOUR COMMENTS ON THE CASE

Please provide your representation below.

This property lies within the Ruabon Conservation Area. The existing windows appear to be of timber, whilst the proposed replacements are UPVC. The application presents no evidence in support of the use of UPVC instead of properly maintained timber.

The Ruabon Conservation Area Assessment and Management Plan states under "Summary of Negative Features" (5.2) "poor examples of modern windows, particularly those with UPVC frames fail to meet the quality of design and appearance met by original features". The same document, under "Conservation Area Controls" (8.6 and 8.7) states that an Article 4(2) Directive applies to the Conservation Area, and that "the replacement of traditional materials with Modern is unlikely to be acceptable, in particular the replacement of traditional timber windows with a UPVC alternative".

It is therefore the view of Wrexham Area Civic Society that this appeal should be dismissed.