

EXPIRE: 25/11/2008

LITTLEHAM File 1

TARGET COMMITTEE DATE: 03/11/2008

COMMUNITY:	APPLICATION NO:	CASE OFFICER:	APP TYPE:
BRO	P/2008/1066	MP	Full Planning Application
DESCRIPTION OF DEVELOPMENT:	APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.		
LOCATION OF DEVELOPMENT:	FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM		

CONSULTATIONS:	DATE:
COMMUNITY COUNCIL & LOCAL MEMBER	6/10/08
CHIEF HOUSING & PUBLIC PROTECTION OFFICER	— 1 —
CHIEF TRANSPORTATION & ASSET MANAGER	— 1 —
WELSH WATER	— 1 —
ENVIRONMENT AGENCY	— 1 —
JOINING OCCUPIERS	8/10/08
WREXHAM ACCESS GROUP	6/10/08
CS RAMBLERS	— 1 —
CAHWW CCW	— 11 —
PUBLIC RIGHTS OF WAY	— 1 —

	POSTED	EXPIRED
E:	8/10/08	30/10/08
OF NOTICE(S):	*3 notices - see map inside CAD	
FILES:	ACKNOWLEDGED:	6/10/08
	SITE FEATURES	
	SITE AREA	

COMMITTEE	
SITE VISIT	
DEFERRED	
LISTED BUILDING	

INTERNAL CIRCULATION	
POLICY	
TREES	
ECOLOGY	
LANDSCAPE	
BUILT	
CONSERVATION	

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

THE CONTENTS OF THIS FILE DATED ON OR BEFORE _____
CONSTITUTE THE BACKGROUND PAPERS IN RESPECT OF THE APPLICATION CONSIDERED AT THE
MEETING OF THIS COUNCIL'S PLANNING COMMITTEE ON _____

The Hay Loft ⁶⁴²
look view - ⁶⁴⁴
The Bungalows ⁶⁴⁴

Gj: 3151.
E. 31340
N. 31640.

area -

1, 2, 3, 4, 5 Greenfield Terrace ⁶⁴⁴

Gatwen ^{NR.}
Road

Eng/2008/444.
P/2008/790.

Gwynfa Stores ⁶⁴⁴

naeas

2, 3, 4, 5 Gwynfa Cottages ⁶⁴⁴

SSSI/SAC Biffie/302

1, 2, 3, 4 Springfield Terrace ⁶⁴⁴

School Zone

Coal @ - 8

1, 2, 3, 4, 5, 6 Elm Cottages ⁶⁴⁴

footpath

Sopoca/007

P/2002/167

os 6 - 20 ⁶⁴⁴

Eng 256

1, 2 ~~Wales~~
Gatwen Villas, ⁶⁴⁴
New Road ⁶⁴⁴

P/2006/984.

1, 3, 5, 7, 9 Hall View, Caege ⁶⁴⁴

P/2007/750

P/2006/0066

2, 4, 6, 8, 10, 12, 13 Hall View Caege ⁶⁴⁴

P/2007/1174.

53 - 127 (odds only) Moss Valley

1, 2 Avondale, Gatwen Road

1, 2 Gatwen Road.

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



PAUL WREN ASSOCIATES LTD
10 DOVECOTE DRIVE
WOLLATION
NOTTINGHAM
NG8 2NB

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

P/2008 /1066
06/09/2011
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION
AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL
DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY GATEWEN ROAD NEW BROUGHTON
WREXHAM**

I write to inform you that, as requested your planning application code number P/2008 /1066 has been withdrawn.

You are reminded that any fee paid with this planning application will only remain valid if the resubmitted application is **received not later than twelve months from the date of the receipt of the application now withdrawn.**

Yours faithfully

Head of Community Wellbeing and Development

Matthew Phillips

From: David Morris [DMorris@morstonassets.com]
Sent: 02 September 2011 16:49
To: Sherrie Shaw
Cc: Matthew Phillips
Subject: RE: Gatewen

Sherrie,

Great to hear from you; yes all well here, things starting to get better thankfully.

Matthew,

Please find this email as confirmation that these two applications referred to in your email below can be withdrawn. be withdrawn.
If you need anything further, let me know.

Apologies for the delay in getting back to you.

Regards
David

From: Sherrie Shaw [mailto:Sherrie.Shaw@bloorhomes.com]
Sent: 01 September 2011 12:10
To: David Morris
Subject: FW: Gatewen

Hi David,

I hope you and your family are very well – a belated congratulations on the new arrival!

We received the email below from Matthew Phillips – he is chasing the withdrawal of 2 applications superseded by our application and subsequent permission. Would you be able to respond to him, please?

Thanks

Kind regards

Sherrie Shaw

Architectural Technologist

BLOOR HOMES

2-4 Whiteside Business Park, Holmes Chapel, Cheshire CW4 8AA.
☎ 01477 536577

☎ 01477 536551

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 01 September 2011 11:59
To: Sherrie Shaw; Martin Aston
Subject: Gatewen

Sherrie/Martin,

This concerns the Gatewen but not yourselves directly.

We currently have to pending applications for the above site - a housing scheme submitted in 2007 that never proceeded because of lack of EIA (ref P/2007/1174) and an application for road infrastructure (P/2008/1066) which had a resolution to grant pending a s106 agreement. Both were submitted by Morstons and both have now been superseded by the applications submitted by yourselves.

I emailed David Morris a while ago about getting them withdrawn but have heard nothing in response. Is David still the planning contact for Morstons or is there anyone else I should speak to? If so could you forward some contact details?

Regards

Matthew

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print! This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to http://www.wrexham.gov.uk/top_navigation/disclaimers.htm. Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn ynglyn a chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, cyfeiriwch at http://www.wrecsam.gov.uk/top_navigation/disclaimersw.htm.

This message, including any attachments, is confidential and may be legally privileged. The content and views expressed are those of the sender and not necessarily any Bloor Group company. If you are not the intended recipient, you must not disclose, copy or use any part of it. Please delete all copies immediately and notify the sender. This footnote also confirms that this email message has been swept for the presence of computer viruses.

JS Bloor (Services) Ltd is registered in England and Wales, No. 2164993. Registered Office: JS Bloor (Services) Ltd, Ashby Road, Measham, Derbyshire, DE12 7JP.

du Copy

MEMORANDUM



From:	Planning Control Manager	To:	Sioned Wyn Thomas, Solicitor.
Our Ref:	P/2008 /1066	Your Ref:	
Date:	18 February 2009		

Town and Country Planning Act, 1990 (as amended) - Section 106
Report following Planning Committee Decision and Instructions
APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.

Following a decision of the Planning Committee please prepare a Section 106 Agreement. The following information and documentation should enable you to deal with the matter

- **Name and Address of Applicant**
HIREMADE FURBS & FIFERS 11 LTD, JACOBS PLACE, HIGH STREET, HOLT,
NORFOLK NR2 5 6BH
- **Name, Address and Reference of Applicant's solicitors (if known)**
- **Details of Subject Property (Application Site)**
FORMER GATEWEN COLLIERY SITE, GATEWEN ROAD, NEW BROUGHTON,
WREXHAM
- **Land Registry Office Copy Entries / Certificates of Ownership** ☒
- **Copy of Planning Application Form** ☒
- **Copy of Planning Committee Report** ☒
- **Copy of Planning Committee Minute -** See Mr Ken Bickerton
- **Four copies of prepared Plans for use in the documents** (See sheet) ☐
- **Details of the nature of the planning obligation** ☒
Provision of measures to secure a long term maintenance agreement of
habitat areas and permanent surface water drainage systems.
The Chief Planning Officer be given delegated authority to settle the
final form and content of the obligation.
- **Details of the obligation sum** ☐
- **Details of any other departments to be notified upon completion of the work** ☐
- **Details of any specific time limits** ☐

If you have any queries or require any further information please contact Matthew Phillips
on 01978 292473

Planning Control Manager

Gateways 106 agreement – what the agreement needs to secure.

Habitat management:

- 1) Management of the habitat areas from their completion/enhancement and during development works;
- 2) The long term management of habitat areas – to include a stipulation that the actual management activities are carried out by a suitable organisation.

Surface water drainage.

- 1) Management of the surface water drainage systems from their completion and during development works;
- 2) Management of the surface water drainage system following first occupation of dwellings and in perpetuity.

Application Form Part 1

Application for Planning Permission or Approval of Details of Development

Please read **Notes for Applicants** before completing this form. All questions must be answered. Please use block capital letters. Five copies of this form are required.



1. Name and Address of Applicant

Name of Applicant *Hiremade Furbs & Fifers11 Ltd*

Address: *Morston House, Jacobs Place, High Street, Holt, Norfolk*

Post Code: *NR25 6BH*

Telephone: _____

Fax: _____

Email: _____

2. Name and Address of Agent (if any)

Name of Agent: *Paul Wren Associates Ltd*

Address: *10 Dovecote Drive, Wollaton, Nottingham*

Post Code: *NG8 2NB*

Telephone: *0115 9854565*

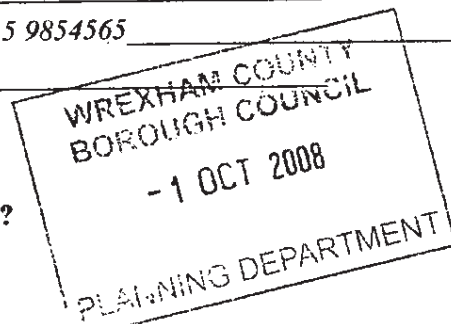
Fax: _____

Email: _____

3. Details of Application

What type of planning permission are you applying for?

(Only one permission type should be ticked Yes):



a) Outline Planning Permission

Yes _____ No _____

Please tick any of the following details which are reserved for subsequent approval:

Siting _____

Landscaping _____

Design _____

Access _____

External Appearance _____

b) Full Planning Permission

Yes ☒ No _____

In most cases this will include change of use applications.

c) Approval of Reserved Matters

Yes _____ No _____

Following the grant of outline permission.

Please state the **Code No** and **Date** of the outline permission.

Code Number: _____

Date: _____

d) Renewal of a Temporary Permission

Yes _____ No _____

Or permission for retention of a building, or continuance of use without complying with a condition subject to which planning permission has been granted.

Please state the **Code No** and **Date** of the previous permission.

Code Number: _____

Date: _____

Please identify particular Condition: _____

(See Note 1, Notes for Applicants.)

4. Particulars of Site

Full address or location of the land to which this application relates if different from (1):

Former Gatewen Colliery Site, Gatewen Road, New Broughton, Wrexham

State Applicant's interest in the land (i.e. owner, prospective purchaser, tenant etc):

Owner

Area of site measured in hectares/square metres: 14 hectares

Please edge this land in **red** on the plan. If you own/control any other nearby land, please edge it in **blue** on the plan. (See Note 3, Notes for Applicants.)

5. Particulars of Proposal

Brief particulars of proposed development, including the proposed use of land/buildings:

Proposed access roads, foul & storm water sewers, foul water pumping station, ground remediation and general accommodation works to allow residential development to commence in a phased programme.

Does the proposal involve new building(s)? Yes _____ No ☒

Does the proposal involve any demolition of buildings? Yes _____ No ☒

If residential development state number of dwellings: *Not applicable*

If the application is for any purpose other than residential, please also complete **Application Form Part 2**. (See Note 8, Notes for Applicants.)

State materials, colour and texture of the following:

- i) External walls and chimneys Not applicable
ii) Roof and ridges Not applicable
iii) Boundary walls/fences Not applicable

6. Present or Previous use of Land or Buildings

Does the proposal involve a change of use: Yes _____ No ☒

Please state the present use of building / land: *Former colliery site*

If vacant, please state the last known use: _____

Duration of present / last known use: _____

7. Highway Considerations

Does the proposal involve the construction of new access to highway:

New Vehicular access Yes ☒ No ☐

New Pedestrian access Yes ☒ No ☐

Does the proposal involve the alteration of existing access to highway:

Alteration to Vehicular access Yes ☐ No ☒

Alteration to Pedestrian access Yes ☐ No ☒

Are there any public rights of way on or adjacent to the site other than the road giving access?

(e.g. public footpath, bridleway etc) Yes ☒ No ☐

8. Drainage

Describe how surface water will be disposed of: *Phase 1 via a positive drainage system to soakaways, phase 2 by positive drainage system via a balancing pond with a final connection and outfall to the adjacent water course.*

Describe how foul water will be dealt with: *Foul water pumping station with rising main connecting to a positive foul outfall adjacent to Gatewen Road.*

9. Trees and Landscaping

Are there any trees on or adjoining the site? Yes ☒ No ☐

Are there any trees to be felled? Yes ☒ No ☐

If Yes to either of above, please indicate position of trees on plan.

Are there any landscaping/planting proposals? Yes ☐ No ☒

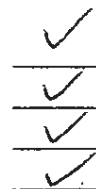
If yes, please describe below and show on plan.

10. Checklist

The following items need to be submitted to the Planning Department to enable this application to be determined:

1 5 copies of this completed application form: ☒

- 2 5 copies of a location plan. (See '11. Additional Notes' d):
- 3 5 copies of all detailed plans (if required):
- 4 A Certificate of Ownership. (See '11. Additional Notes' b):
- 5 The appropriate fee. (See Guide to Fees Payable):



11. Additional Notes

- a Please read **Notes for Applicants**, before filling in this form. If you require help filling in this form, staff in the Planning Department will be pleased to assist. Telephone: Wrexham (01978) 292016, or call in to the Planning Department at the address below.
- b A **Certificate of Ownership** must accompany this application, unless you are seeking approval of reserved matters. (See note 6 of Notes for Applicants).
- c If your application, either in whole or in part relates to development of an industrial, office, warehousing storage or of a shopping nature, you should also fill in **Application Form Part 2** which is available separately from the Planning Department or on this website.
- d Ordnance Survey maps of a scale suitable for location plans are available for all areas within the County Borough of Wrexham. These plans may be purchased (see Guide to Fees Payable) from the Planning Department at the time you submit this application.

12. Declaration

/We wish to apply for: (please tick)

- a Planning permission to carry out the development described in this application and the accompanying plans. ☒
- b Planning permission to retain buildings or works already constructed or carried out, or a use of land in retrospect as described in this application and accompanying plans. ☐
- c Approval of details that were reserved in the outline permission and are described in this application and the accompanying plans. ☐

Signed:

M. J. M. W. A.

On behalf of:

Hiremade Furbs & Fifers 11 Ltd
(Insert applicant's name if signed by an agent.)

Date:

30th Sept 2008

Please return the items shown on the checklist to:

Planning Department, Wrexham County Borough Council, Lambpit Street, PO Box 1290, Wrexham LL11 1WL.

Lampbit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk Wrexham Council

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009



wrexham
COUNCIL
BORDEISTREF SIROL
Wrecsam

DATE RECEIVED:
01/10/2008

APPLICATION NO:

P/2008 /1066

LOCATION:

FORMER GATEWEN COLLIERY
SITE GATEWEN ROAD NEW
BROUGHTON WREXHAM

COMMUNITY:

Broughton

Your Ref/Eich Cyf

DESCRIPTION:

APPLICATION FOR ACCESS
ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMP
STATION, GROUND REMEDIATION
AND GENERAL ACCOMMODATION
WORKS TO ALLOW RESIDENTIAL
DEVELOPMENT TO COMMENCE IN
A PHASED PROGRAMME.

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Cofrestrwch

Dim Datblygiad

Dim Datblygiad

Dim Datblygiad

Dim Datblygiad

Dim Datblygiad

Dim Datblygiad

Dim Datblygiad

CASE OFFICER:

MP

WARD:

New Broughton

AGENT NAME:

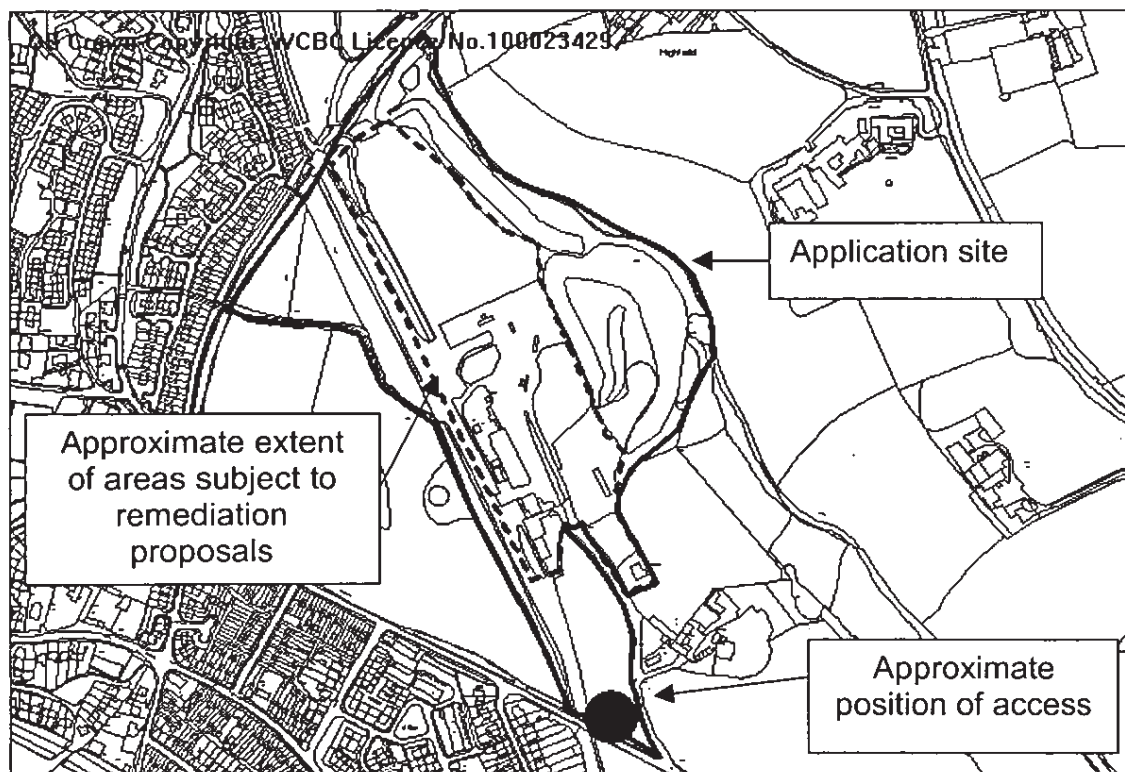
PAUL WREN
ASSOCIATES LTD

APPLICANT(S) NAME:

HIREMADE FURBS & FIFERS 11
LTD

SITE

The site is part of the old Gatewen Colliery site, located to the north of Gatewen Road.



Lampit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

The application proposes works that will prepare the site for future residential development. The proposed works include earth works and changes in ground levels that will also enable contamination from previous industrial uses to be removed. Site infrastructure essential for any future residential development will also be installed. This includes foul and surface water drainage systems, the new site access from Gatewen Road, together with a spine road into the site and provision of a combined footway/cycleway along the former railway line along running adjacent through the site.

HISTORY

- P/2002/0767 Outline application for residential development, construction of new vehicular & pedestrian access & alteration to existing vehicular & pedestrian access. Granted 10.3.2003
- P/2006/0066 Variation of condition 1 and 2 of Planning Permission code no. P/2002/0767 to allow phased development of the site and to extend the time period by which reserved matters need to be submitted by a further two years. Refused 6.3.2006
- P/2006/0295 Reserved matters application for residential development (215 no. dwellings). Refused 9.6.2006
- P/2006/0984 Variation of Condition no. 2 of Planning Permission Code no. P/2002/0767 (outline for residential development) to allow one further year for the submission of the reserved matters. Granted 2.10.2006
- P/2005/1383 Outline application for residential development. Granted 17.2.2006 *This permission covers land that was not included in the original development proposals.*
- P/2007/1174 Residential Development and associated works (295 no dwellings) (submission of matters reserved under original outline). Pending.
- P/2008/0790 Variation to condition no. 1, 6, 11 & 17 imposed under planning permission code no. p/2007/0700 to allow for the phased development of the site and to allow site infrastructure and other associated site preparation works to take place in advance of the approval of details relating to the number, siting and design of dwellings. Granted 8.9.2008

DEVELOPMENT PLAN

Approximately two thirds of the application area is within settlement boundary and is an allocated housing site. The remainder of the site is within a Green Barrier but benefits from planning permission for housing. The site is approximately 50 metres from the Gatewen Marsh Site of Special Scientific Interest and adjoins a local wildlife site. GDP1, EC1, EC4, EC6, T1 and T10 apply.

Lampit Street, Wrexham, LL11 1AR
Stryt y Lampit, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

CONSULTATIONS

Community Council



Adjacent Community Council:

Local Member:

Adjacent Local Member:

Highways:

Public Protection:

CPAT:

Environment Agency:

Opposed to the application until the B5433 is brought up to a safe and an acceptable standard. The footpath on this road, over the bridge, is not wide enough and following a series of accidents, which has damaged significant lengths of fencing, Members also wish to see an extension of the 30mph speed limit to include this stretch of road (before any site works are carried to which would result in increased traffic volumes).

Notified 6.10.08

Notified 6.10.08

Make the following comments:

- access current being assessed for adequacy in terms of highway safety;
- layout generally meets within minimum standards for adoptable highways but concerned that the first part of the access road leading from the roundabout does not have any traffic calming and may lead to vehicles exceeding 30mph;
- details of road alignment, construction and surfaced water drainage proposals currently being assessed as part of a section 38 submission;
- inadequate detail for proposed cycleway;

Notified 6.10.08

Recommend that either industrial remains are preserved within the development, or are excavated. On the basis of the applicant intending to excavate the site, happy to impose condition requiring this.

Have submitted comments on the following issues:

- further works information and assessment required with regards to proposals to deal with contamination;
- satisfied with the proposed drainage strategy;
- recommend conditions with regards to securing mitigation proposals in respect of dealing with contamination;
- further details/clarification required regarding surface water drainage proposals;

Llambpitt Street, Wrexham, LL11 1AR

Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292009

www.wrexham.gov.uk www.wrecsam.gov.uk

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009



CCW:

- recommend conditions to secure surface water drainage measures, prevent infiltration within the site and piling without approval.

Make the following comments:

- No objection in principle;
- Concerned about potential for surface water to enter the Gwenfro and impact on SSSI. Recommend any scheme should be subject to surface water monitoring subject to Environment Agency approval. Presume any advice and recommendations made by the Environment Agency will be followed and subject to condition or planning obligation if necessary;
- Applicant has not provided satisfactory mitigation and compensation in respect of great crested newt. Issue a holding objection until this issue is addressed.

Welsh Water:

Initially objected that the proposed foul drainage systems would overload the existing public sewerage system. No improvements are planned and it would be premature to consider any development in advance of improvements. The developer could fund the accelerated provision if replacement infrastructure. Welsh Water have not accepted that permission could be granted subject to a condition preventing the connection of the proposed on site drainage to the public sewerage system until a scheme for improvements has been submitted to and approved, and a timescale for implementation agreed.

Other representations:

11 letters received expressing the following concerns/objections;

- proposed access will reduce visibility for Gatewen Lane/make existing access worse;
- reduce highway safety;
- creating new dangerous access in preference to continued use of current safer road layout, which could be made safer again by a reduction of speed limit would be reckless;
- woodland habitat destruction – noise/disruption to nearby properties;
- increase in traffic;



REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

Lampit Street, Wrexham, LL11 1AR

Stryt y Lampit, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292060

www.wrexham.gov.uk www.wrecsam.gov.uk

- increase in pupil numbers from 214 houses not sustainable;
- increase in children attending school parking problems at Ysgol Penrhyn;
- local facilities such as doctors already have lengthy waiting lists;
- former railway line – will it revert to a footpath/cycleway. It may become a dumping ground for builders;
- road scheme similar to one that was rejected. Safety issues have not been addressed;
- Eirafon trees and hedges that applicant has no control over not shown on the plan, so not highlighting the lack of visibility;
- Highways view this junction as sub-standard;
- Waste of a green field to bring a new road into a site that already has an existing one. Has Wrexham got some many green field sites that it can build over them with no regard;
- New road scheme will only benefit the traffic from development and to the detriment of the local community;
- Total housing allocations appears to have been increase to 300 dwellings. It is clear the applicant will seek to increase the housing allocation above the previously state 214. Increases may be achieved at a later detailed planning stage or appeal, creating significant changes to the amenity and character of the area;
- Site contains a plot of land detailed for up to 17 properties. A previous permission limited development of this land to 4 bungalows. Applicant has no notion of restrictions;
- Access to this parcel appears to be unworkable;
- Applicant not taken up the option to upgrade Gatewen Lane instead of building a new site access;
- Access gives priority to vehicles leaving the housing site at the expense of other road users;





Lampit Street, Wrexham, LL11 1AR

Stryt y Lampint, Wreccsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292502

www.wrexham.gov.uk www.wreccsam.gov.uk

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

- Despite a condition on the outline permission, the applicants have used Gatewen Lane to service the site.
- The applicant intends to cut down trees and hedges and contractors have stated they can use the applicant's field and Gatewen Lane. Any right of access over Gatewen Lane for the benefit of the applicant does not extend to access the verges beyond the applicants field;
- Condition 6 requires new access road to be completed prior to commencement of site works
- Initial ground works for this development is very significant in scale – we look to the Council to ensure that any approved new road scheme will be restricted by conditions so prevent construction traffic creating nuisance and danger by using Gatewen Lane;
- Request a condition is imposed preventing the applicants use of Gatewen Lane in respect of site clearance, preparation and works;
- Concerned that proposals will direct surface water towards Gatewen Lane and increase risk of flooding of adjacent land. Gatewen Lane is already prone to flooding and additional water any make it impassable by foot;
- Increase in traffic a B & Q;
- Playing field off Gatewen Road is going to have an increase in children using it – what about the increase in traffic along this road, a danger to everyone;
- Gatewen Road will need to be closed to allow works. Dale Road will become more of a 'rat run' than it already is. Existing traffic problems on Dale Road. Request Dale Road is made into a one way street during any closure of Gatewen Road. Suggest parking ban (double yellow lines) on Dale Road;
- Do not need more speed bumps. Need parking cars (on Dale Road) to be removed.

Site Notice: Expired 30.10.08

Press Notice (Major Dev): Expired 14.11.08

Lampit Street, Wrexham, LL11 1AP
Stryt y Lampit, Wrecsam, LL11 1AP

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

SPECIAL CONSIDERATIONS



Site preparation/remediation works: The works proposed by this application are intended to prepare the site for future housing development. This will include earthworks in those areas of the site that are hard surfaced or made up/bare ground.

Remediation works are required to deal with those parts of the site where the ground was contaminated by previous industrial/commercial uses of the site. In initial proposals have been submitted with the application, but consultation responses from the Environment Agency have advised further information is required before a final strategy can be agreed. Conditions requiring the submission of and implementation of a final Remediation strategy will be attached.

Earthworks are also proposed across the site which will prepare the site for the proposed site drainage and access road, as well as for future housing development. These works are to take place in those parts of the site previously used for industrial/commercial purposes. Once the works are complete, the finished ground levels will be, on average, around 1m higher than at present.

Highways and access: The position of the main site access was approved as part of the outline permission granted in October 2007 (P/2007/0700). The current application includes full details of the junction, together with details of an internal spine road into the site. The layout of the roadway into the site is acceptable and is capable of accommodating the number of dwellings that could be built.

Details of a fence and stile have been submitted with this application which will be placed at the end of Gatewen Lane once the new site access is complete. This will block the Lane off as a means of vehicular access to the site, but will allow for continued use by pedestrians (the Lane is a Public Right of Way). Gatewen Lane will also continue to serve as a means of vehicular access to Gatewen Hall and a small number of existing dwellings. The closure of the Lane as means of access to the site once the new site access is complete will meet the requirements of condition 10 of the outline permission.

As part of this development, a combined footway and cycleway will be constructed along the former railway line that runs through the site. It will link into the existing footway and cycleway granted permission under P/2006/1361 on 22 January 2007. This will eventually provide a valuable link for pedestrians and cyclists between the site (as well as the surrounding area) and Wrexham.

Further and revised access details have been submitted since Highways made their initial comments. These submissions are intended to address issues raised by Highways in response to an application made to them under the Highways Act 1980 to allow for the proposed road alterations to be carried



REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

Lampit Street, Wrexham, LL11 1AR

Stryt y Lampit, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292067 Fax/Ffôn: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk www.wrecsam.gov.uk



Drainage: The development proposes the installation of foul and surface water drainage systems that will eventually serve a housing development. Welsh Water have expressed concerns about a connection being made between the new foul drainage system and the existing off site public sewerage infrastructure before improvements to the latter have been carried out. It has now been agreed that permission can be granted subject to a condition that prevents a connection being made until a scheme for off site improvements has been approved and a timetable for implementation of it agreed.

E-mail/E-bost

Surface water will be directed to either a balancing pond in the north-east corner of the site or swales at the southern end of the site (alongside the access road). Swales are effectively shallow ditches lined with vegetation that contain water during wet weather/after a storm, but which may also contain no water during dry weather.

The balancing pond will regulate the flow of water from the site and will also act as a filter (silts, salts and other materials will settle and be treated by vegetation in the pond). Water will then flow into another pond before being discharged from the site.

The system is a form of sustainable urban drainage (SUDs) and will serve the following purposes:

- i) Controlling the amount and quality of surface water drainage flowing from the site, both to the benefit of the environment (in particular the nearby Gatewen Marsh SSSI);
- ii) Reducing the risk of flooding in the locality and/or overloading of public sewer systems.

Temporary surface water drainage measures will be required whilst site construction works take place to control water the quality/amount of water flowing from the site to ensure this does not harm the environment beyond the site – in particular the SSSI.

A drainage strategy has been submitted, however the Environment Agency have requested some additional information – particularly with regards to ensuring contamination does not escape from the site via the surface water drainage systems.

The Agency recommended conditions to secure the details/information needed both in terms of drainage and remediation. Conditions requiring this information will be attached.

Landscape: The proposed works within the site will not have a significant impact upon the local or wider landscape, and are in any case only an intermediate step. The only permanent feature proposed by the application is



Lampit Street, Wrexham, LL11 1AR
Stryt y Lampit, Wrecsam, LL11 1AR
Tel/Ffôn: 01928 514666 Fax/Ffôn: 01928 514667
www.wrexham.gov.uk
REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

the spine road, which will eventually be viewed in the context dwellings, private driveways, garden areas landscaping etc. These details will be the subject of future applications. The road layout leaves sufficient flexibility to allow for an acceptable housing layout to be designed in due course.

The most noticeable change will be the creation of the new roundabout junction, as well as the first 200 metres of access road from Gatewen Road into the site. The latter will be constructed on a new embankment, which will be up to two metres higher than the surrounding ground level and will cross the existing paddock/field between Gatewen Road and the previously developed areas of the site. Subject to appropriate landscaping, the road will not have an adverse impact upon the appearance of the locality. No residential development is proposed on this part of the site, so the first 200 metres of road will not impact upon the layout and design of any future residential development. The land either side of the road will be retained as open space/landscaped area. The proposed swales (part of the surface water drainage systems) will also be installed on this part of the site. Once grass is established on the swales, they will not have a significant impact upon the appearance of the site.

Ecology: Surveys submitted with the application have identified that the Gatewen Road railway bridge is a potential bat roost, and a Great Crested Newt has been recorded in pond in the north-east corner of the site. Proposals for habitat creation/enhancement for both bats and have been submitted with the application. These surveys/proposals have been submitted since CCW forwarded their initial comments. They have been consulted on the submissions and I await their comments. Provided they confirm that these proposals should ensure that the development does not have any adverse long term impacts on protected species, a planning agreement will be required to secure the long term management of the areas to be retained as habitat before permission can be granted.

The proposed works will take place approximately 100m from the Gatewen Marsh SSSI. Consultation responses from CCW to both this application and earlier applications have highlighted the need to ensure that the potential impact of development on ground and surface water needs to be controlled and monitored. The implementation of surface water drainage systems both during and post development will be required by condition (see above) and should address this issue raised by CCW.

Archaeology: The applicant intends to excavate the industrial remains of the site, rather than to preserve them. I have received confirmation from CPAT that they are happy for permission to be granted subject to a condition requiring these works to be carried out.

Environmental Impact Assessment: The size of the site and nature of the development requires the proposal to be screened under the Environmental Impact Assessment (EIA) regulations. It is necessary for the Council to determine if the proposals will result in impacts of 'more than local importance'. It is not sufficient that the development will have off site local

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

impacts. More than local impact means beyond their immediate locality, which give rise to substantial national or regional controversy or which may conflict with national policy on important matters. The fact that there are likely to be environmental effects beyond the site boundaries but within the general locality of the site does not, therefore, in itself, constitute 'more than local importance'.

Having considered the current proposals, I am satisfied that the development will not result in impacts of more than local significance. The development does have the potential to impact upon the SSSI, however provided appropriate controls during and following completion of the development, particularly with regards to careful site management when dealing with contamination, and effective control of surface water drainage, these risk of adverse impacts should be significantly reduced. These controls can be secured by condition. I am therefore satisfied that a full EIA is not required. Members should note however that full consideration has been given to the local impacts of the development and which I have commented on in this report.

Other issues: A number of the representations received express concern about the impact of residential development on the locality and the number of dwellings proposed. The current application does not involve a scheme of residential development. The site does however benefit from outline planning permission for residential development and therefore the general impacts have already been considered. The majority of the site is also specifically allocated for housing in the UDP, therefore the principle of development is well established.

The exact number of houses to be built has yet to be determined and will be the subject of future applications. The development proposed by this application does not make it more or less likely that any particular number will be approved/granted permission in future. The final number that the site can/will accommodate will be considered when detailed plans are submitted and much will depend upon a specific scheme meeting local and national policies. The outline permission provides for a maximum of 214 dwellings or a higher number if it can be demonstrated that traffic movements do not exceed a specific number. A condition attached to the outline permission also specifies that under no circumstances will the number of dwellings on the site be allowed to exceed 300.

CONCLUSION

Subject to the outstanding consultation responses from CCW, and Highways confirming that the details submitted are acceptable, I am satisfied that the development accords with the relevant development plan policy.

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

RECOMMENDATION A

Delegated powers be given to the Chief Planning Officer determine the application subject to confirmation from CCW and Highways that the additional/revised details are acceptable.

RECOMMENDATION B

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring:-

Provision of measures to secure long-term maintenance agreement of habitat areas and permanent surface water drainage systems.

The Chief Planning Officer be given delegated authority to settle the final form and content of the obligation.

RECOMMENDATION C

Upon completion of the obligation, planning permission be GRANTED subject to the following conditions and any others that arise from the consultation:-

CONDITION(S)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Development shall not take place until a programme of archaeological work has been implemented in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The archaeological work shall be undertaken to the standards laid out by the Institute of Field Archaeologists. Upon completion of the works and any post site excavation analysis on the investigation shall be submitted to and approved in writing by the Local Planning Authority
3. Notwithstanding the BSP Drainage Strategy dated December 2008, development shall not commence until a detailed scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in strict accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
4. Development shall not commence (to include any earthworks, excavations, changes in ground levels or formation of the access road hereby granted permission) until a scheme to deal with potential contamination risk to human health and controlled waters at the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include
a) A detailed assessment of the risk to all receptors that may be affected by the development and/or provide details of measures to remediate contamination, including those located outside of the development site.
Specifically to include:

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

- Detailed assessment of the risk to controlled waters and SSSI including further groundwater, surface water analysis and assessment of groundwater regime.
- Environment Agency P20 risk assessment for soils (including ballast) and groundwater to derive cleanup targets to satisfaction of Environment Agency including revised Conceptual Site Model.
- b) A remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- c) A Method Statement for the treatment of the mine shaft and fan drift.
- d) Proposals for contingency action if contamination not previously identified is found to be present whilst development is taking place.
- e) Provision of the order of phasing for the implementation of the remediation works.

Site remediation works shall thereafter be carried out in strict accordance with details as approved unless otherwise agreed in writing by the Local Planning Authority.

5. Unless otherwise agreed in writing by the Local Planning Authority, no phase of development shall take place within the site (to include earth works, excavations and changes in ground levels), other than works required to implement remediation measures (undertaken in accordance with Condition 5) until a validation report associated with a specific phase of works has been submitted to and approved in writing by the Local Planning Authority demonstrating that the remediation measures proposed in that scheme have been completed

6. No piling shall take place on any part of the site unless otherwise agreed in writing by the Local Planning Authority.

7. Upon completion of the construction of the proposed roundabout junction and of the proposed road to at least base coat standard as far Areas 1 and 2 (as shown on approved drawing no 1491/1J), Gatewen Lane the northern end of Gatewen Lane shall be closed to all vehicular in accordance with the approved plans. Thereafter the only means of vehicular access to the site subject to this permission shall be via the access road hereby granted permission.

8. No connection shall be made between the sewers shown on drawing no. 06435-150 and the existing off-site public sewers until a scheme for essential off site infrastructure work has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out to a timescale that shall be agreed in writing with the Local Planning Authority (in consultation with Welsh Water).

9. The erection of fencing for the protection of trees, hedges and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2005 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each trees Root Protection Area,

REPORT OF THE CHIEF PLANNING OFFICER – 2 February 2009

as set out in British Standard 5837:2005. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

10. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include a specification for tree protection fencing and ground protection measures that complies with British Standard 5837:2005; a plan showing the location of retained trees with their crown spreads, root protection areas, construction exclusion zones and the location of protective fencing and ground protection plotted. A full specification for any access, driveway, path, underground services, wall or fence foundations within retained trees root protection areas, including any related sections, details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires; details of the frequency of supervisory visits and procedures for notifying the finding of such visits to the Local Planning Authority and method statement for protecting retained trees during demolition works should also be included. Works shall be carried out in accordance with the approved method statement.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. The site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land is not lost.
3. To prevent pollution of the water environment.
4. To ensure the development will not cause pollution of controlled waters and in the interests of future occupiers of the site.
5. To ensure the development will not cause pollution of controlled waters and in the interests of future occupiers of the site.
6. To prevent pollution of the water environment.
7. To ensure a satisfactory vehicular access is provided to the development site in the interests of highway safety.
8. To protect the integrity of the public sewerage system and prevention of pollution to the environment.
9. To protect the trees which are of significant amenity value to the area.
10. To protect the trees which are of significant amenity value to the area.

NOTE(S) TO APPLICANT

The maximum number of dwellings shown on each of the areas of drawing no. 1491/1J have been considered as being for illustration purposes only. The granting of this permission should not be taken as any indication that permission/approval will be granted for this number of dwellings to be built.



wren
PAUL WREN ASSOCIATES LTD

/ 2008, 1066

Access Statement – Full Planning Application

Proposed Development site of Former Gatewen Colliery, Gatewen Road, New Broughton, Wrexham.

The former colliery site is located approximately 4 miles to the west of Wrexham town centre and adjacent to a consolidated group of seven settlements collectively referred to as Broughton. These comprise an elongated urban area approximately 2 miles long and 3/4 mile wide; from Moss in the north to New Broughton in the south and separated from Wrexham by an area of countryside.

The former colliery site lies to the south east of New Broughton, adjoining the built up area along its north western boundary and Gatewen Road, the B5433, to the southeast.

A disused railway line runs from north to south along the western side of the site. With the tracks removed, it is used as an informal pedestrian/cycle link through the site onto Gatewen Road. This link forms part of Route 4 in the UDP Policy T10.

The site is also accessed from the adjacent recreation ground and two connecting bridges over the redundant railway line identified as Route 5 in the UDP Policy T10.

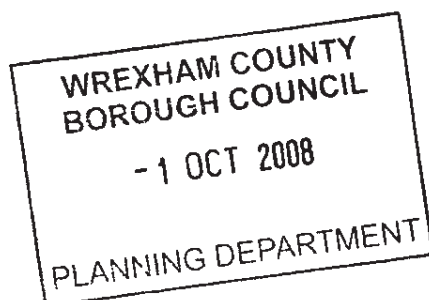
The north and east of the site are bound by the existing Moss Valley Country Park and woodland which connects into Gatewen Marsh Site of Special Scientific Interest (SSSI) towards the south east. The woodland area also forms part of the County Wildlife Site which dips into the site at the north.

Access to the main body of the site for vehicles is via the proposed roundabout on Gatewen Road, this also provides a link to the new cycle/pedestrian route running north south within the development area. The existing public footpath that crosses the site (Footpath ref; Broughton 36) will be diverted into the proposed road/footpath network and link into the new cycle route through the wooded corridor to the north.

It is envisaged that the internal road pattern and footpath network will provide excellent movement within the development framework, this will also provide links to the new cycle route running along the old railway line giving further access to the adjacent open areas of the sports ground to the west and the woodland and lake to the north. Mobility for disabled people will be designed into the future residential schemes but they should make allowance wherever necessary, for the latest Building Regulation requirements in respect of access ramps, handrails etc, and so providing access to the overall development area.

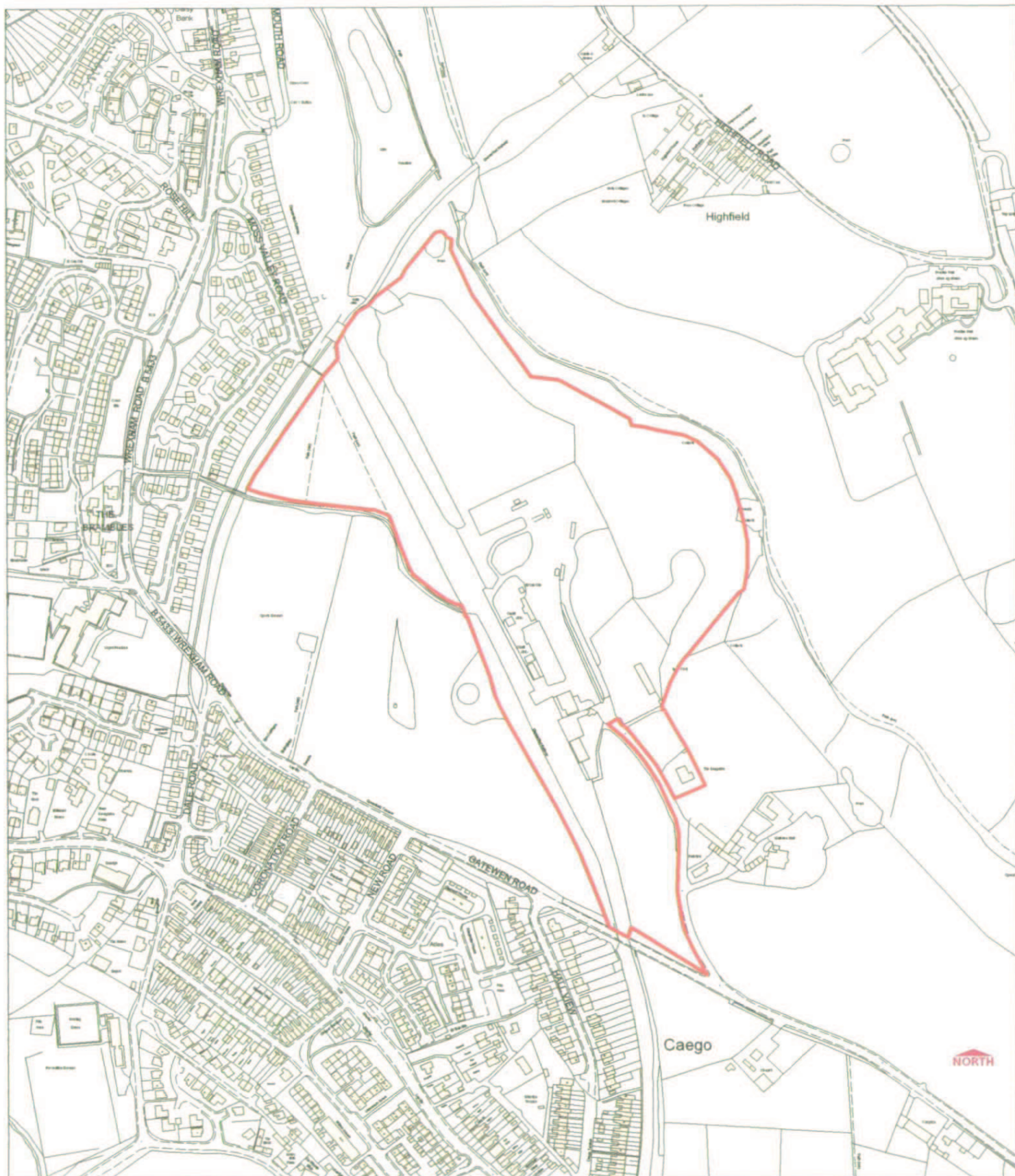
As mentioned above, pedestrian and cycle movements from the site have been well catered for and travel from Gatewen Road into Wrexham via public transport is available by a frequent bus service. Vehicle movements from the site have good access to Wrexham town centre and the general employment areas with easy access to the A483 link to Chester in the north and Oswestry and Shrewsbury to the south.

Sept 2008



Directors : W. P. Wren (Secretary), M. Wren

VAT Reg. No. 648 0044 50 Registered Office • 1 Cranmer Street • Long Eaton • Nottingham • NG10 1NJ



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Wrexham County Borough Council Licence No 100023429

Town and Country Planning Act 1990 Section 106 Obligation

**P/2008/1066 - Former Gatewen Colliery Site,
 Gatewen Road, New Broughton, Wrexham.**

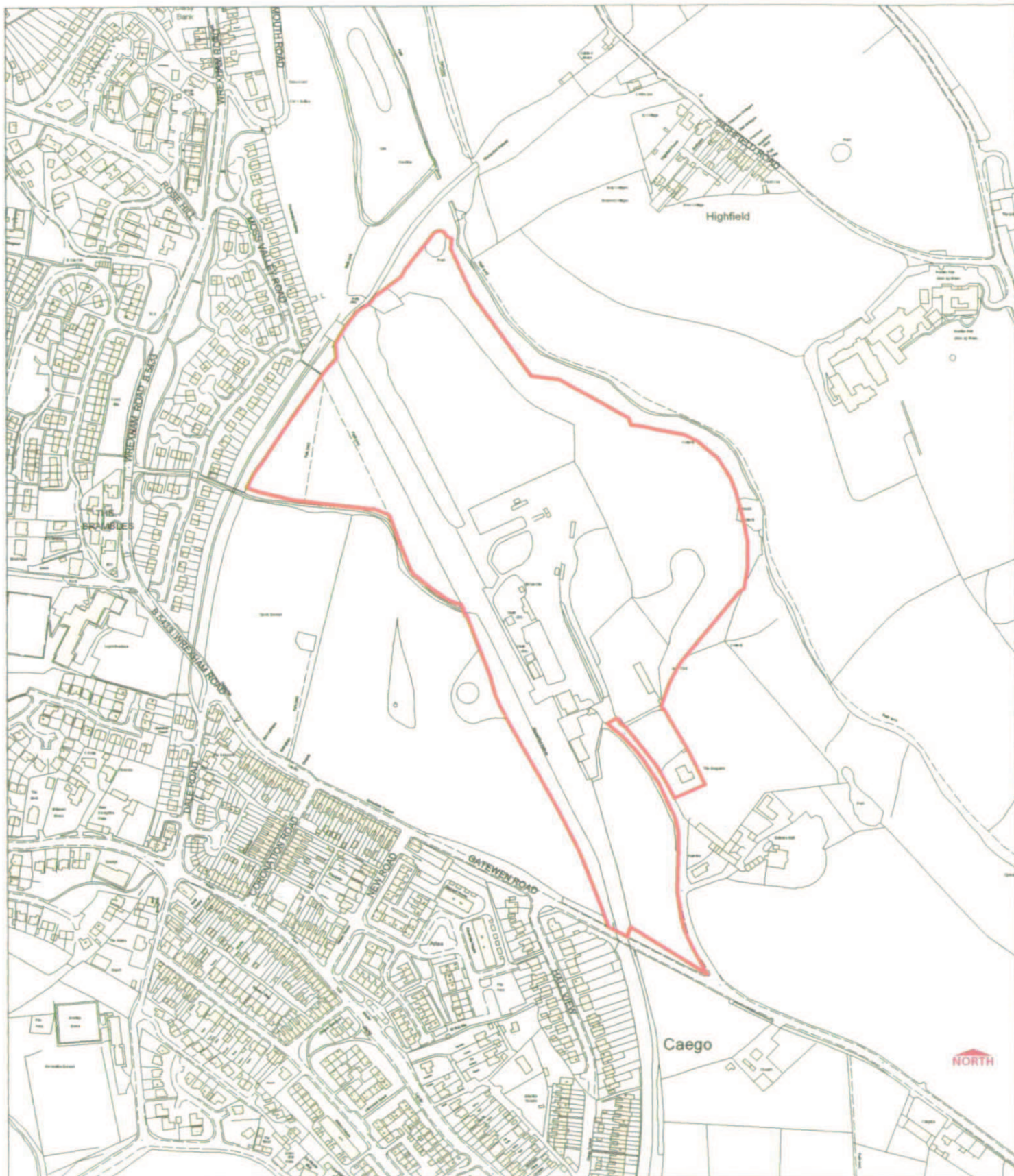
Chief Planning Officer
 Lambpit Street, Wrexham LL11 1AR
 Telephone 01978 292017. Fax 01978 292502

Produced By : HG
 Date : 23/02/2009

Scale 1:5000

SJ3151





Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Wrexham County Borough Council Licence No100023429

Town and Country Planning Act 1990 Section 106 Obligation

**P/2008/1066 - Former Gatewen Colliery Site,
 Gatewen Road, New Broughton, Wrexham.**

Chief Planning Officer
 Lambpit Street, Wrexham LL11 1AR
 Telephone 01978 292017. Fax 01978 292502

Produced By : HG
 Date : 23/02/2009

Scale 1:5000

SJ3151



MP

MEMORANDUM

WREXHAM
BOROUGH COUNCIL

12 FEB 2009

21676

PLANNING DEPARTMENT



From: Operational Manager Traffic & Transportation To: Chief Planning Officer

Our Ref: TH/DC/PD/2008/1066

Your Ref: P/2008/1066

Date: *29 January*
~~22 February~~ 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3130 5170 Former Gatewen Colliery, Gatewen Road, New Broughton

Development: Application for access roads, foul and storm water sewers, foul water pumping station, ground remediation and general accommodation works to allow residential development to commence in a phased programme.

I refer to your consultation dated 06 October 2008 in respect of the above.

This planning application is to obtain permission to construct the infrastructure necessary to allow residential development to commence on a phased programme.

The means of access to the site takes the form of a roundabout; the details of which have now been approved in principle by this department.

The proposed road layout generally meets with the minimum standards for adoptable highways. There are however concerns that the first part of the access road leading from the roundabout does not have any traffic calming features and may lead to vehicular speed in excess of 30 mph.

The design of the rest of the access road should ensure vehicles travel at an acceptable speed.

Details of the road alignment and construction are currently being assessed as part of a Section 38 submission. No development will be permitted until the siting, design and means of construction of the highway infrastructure has been approved by the Highway Authority.

The proposed surface water system is currently being assessed as part of section 38 submission. No development will be permitted until these details have been fully approved.

There is inadequate detail provided for the proposed cycleway in terms of alignment through the development or how it is intended to connect to the existing cycleway.

I note that drawing no. 1491/K states peak hour traffic movements per area. Further evidence of this will be required to satisfy condition 24 of planning permission P/2007/0700.

I assume that reserved matters applications will be made at a later date in terms of provision for improved public transport, traffic calming and safe routes for pedestrians and cyclists in accordance with the Gatewen Road travel plan.

I recommend that any permission include the following conditions:

CONDITIONS

1. No development shall be permitted until the full details of the siting, design and means of construction of the roundabout has been approved by the Planning Authority in consultation with the Highway Authority.
2. No development shall be permitted until the full details of the siting, design and means of construction of the site access roads from its junction with Gatewen Road has been approved by the Planning Authority in consultation with the Highway Authority.
3. No development shall be permitted until the full details of the siting, design and means of construction of the cycleway has been approved by the Planning Authority in consultation with the Highway Authority.
4. No development shall be permitted until full details of the disposal of highway surface water has been approved by the Planning Authority in consultation with the Highway Authority.

REASONS

- 1 – 4. In the interests of highway safety


For Operational Manager Traffic & Transportation

PAUL WREN ASSOCIATES LTD
10 DOVECOTE DRIVE
WOLLATION
NOTTINGHAM
NG8 2NB

P/2008 /1066
18 February 2009
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended) - Section 106

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION
AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL
DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE, GATEWEN ROAD,
NEW BROUGHTON WREXHAM**

I refer to your planning application in connection with the above. I would advise you that at the meeting of the Planning Committee held on 02/02/2009 it was resolved that permission be granted subject to prior completion of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other means.

The requirement for prior completion of this obligation is:-

Provision of measures to secure a long term maintenance agreement of habitat areas and permanent surface water drainage systems.

The Chief Planning Officer be given delegated authority to settle the final form and content of the obligation.

The Council's Chief Legal and Administration Officer will now draw up this obligation and I am sure that he will be in touch with you shortly in this regard.

Yours faithfully



Chief Planning Officer

MEMORANDUM



From:	Planning Control Manager	To:	Sioned Wyn Thomas, Solicitor.
Our Ref:	P/2008 /1066	Your Ref:	
Date:	18 February 2009		

Town and Country Planning Act, 1990 (as amended) - Section 106
Report following Planning Committee Decision and Instructions
APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.

Following a decision of the Planning Committee please prepare a Section 106 Agreement. The following information and documentation should enable you to deal with the matter

- **Name and Address of Applicant**
HIREMADE FURBS & FIFERS 11 LTD, JACOBS PLACE, HIGH STREET, HOLT,
NORFOLK NR2 5 6BH
- **Name, Address and Reference of Applicant's solicitors (if known)**
- **Details of Subject Property (Application Site)**
FORMER GATEWEN COLLIERY SITE, GATEWEN ROAD, NEW BROUGHTON,
WREXHAM
- **Land Registry Office Copy Entries / Certificates of Ownership** ☒
- **Copy of Planning Application Form** ☒
- **Copy of Planning Committee Report** ☒
- **Copy of Planning Committee Minute -** See Mr Ken Bickerton
- **Four copies of prepared Plans for use in the documents** ☐
- **Details of the nature of the planning obligation** ☒
Provision of measures to secure a long term maintenance agreement of
habitat areas and permanent surface water drainage systems.
The Chief Planning Officer be given delegated authority to settle the
final form and content of the obligation.
- **Details of the obligation sum** ☐
- **Details of any other departments to be notified upon completion of the work** ☐
- **Details of any specific time limits** ☐

If you have any queries or require any further information please contact Matthew Phillips
on 01978 292473

Planning Control Manager

PAUL WREN ASSOCIATES LTD
10
DOVECOTE DRIVE
WOLLATION
NOTTINGHAM
NG8 2NB

P/2008 /1066
31 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE, GATEWEN ROAD, NEW BROUGHTON,
WREXHAM**

I refer to your letter received 21 October 2008 in connection with the above development.

With regards to your clarification of the proposed drainage arrangements, I have forwarded copies of your letter and drawing no. 1491/1 F to the Environment Agency and the Countryside Council for Wales and await their comments.

I have had a consultation response from Welsh Water objecting to the application. A copy of their letter is enclosed for your information.

I note your confirmation regarding the proposed cycleway/footpath. I have the following comments to make on the current proposals:

The plans submitted do not provide full details of the ground levels of the cycleway/footpath, or indicate if other engineering works are required to enable it to be constructed (particularly along the embankment at the northern end of the site);

Are you able to clarify whether the proposed cycleway/footway will require the removal of any of the existing trees along the former railway route, and if so, provide full details of where these works are proposed;

The alignment of the cycleway/footway deviates from the former railway route between points A and C on drawing no. 1491/1 F. I am concerned that if constructed as proposed, it would make the development of the land between the cycleway/footway and the wooded embankment forming the western boundary of the site. My preference would be for the cycleway/footway to follow the linear route of the railway formation.

I would be grateful for your response to the above as soon as is practicably possible.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'L. M. T.', written in a cursive style.

Chief Planning Officer

Lawrence Isted
Chief Planning Officer
Wrexham County Borough Council
Lambpit Street
PO Box 1290
Wrexham
LL11 1WL

Our Ref: ME/SJ35.5/1143667
Your Ref: P/2008/1066

For the attention of Mr Matthew Phillips

Dear Sir

Town and Country Planning 1990

Application for access roads, foul and storm water sewers, foul water/pumping station, ground remediation and general accommodation works to allow residential development to commence in a phased programme.

**Former Gatewen Colliery Site, Gatewen Road, New Brighton, Wrexham
Grid Reference E 331370 N 351670**

Thank you for your letter of 06 October 2008 seeking our advice in relation to the above planning proposal.

We would like to express the following comments and observations:

1. Statutory Sites and Landscapes

- 1.1 The proposal has the potential to impact on Gatewen Marsh Site of Special Scientific Interest (SSSI). We therefore recommend that the remedial measures for the protection of surface water features as identified on page 14 of the Draft Remediation Method Statement be fully implemented.
- 1.2 In view of the extent of remediation works to be carried out and sensitive nature of the nearby receptors, we are somewhat concerned that it appears that no monitoring of the surface water quality is to take place. Since the surface water discharge ultimately reaches the SSSI via the Gwenfro, without extensive monitoring of the surface water quality there is no validation taking place on what could ultimately have an adverse impact on the SSSI. In the absence of a monitoring scheme can it be ascertained what validation mechanisms are to take place in order to ensure that there is no contaminated water entering the SSSI?
- 1.3 Any proposed monitoring scheme of the surface water quality should be subject to Environment Agency (EA) approval. We also presume that any advice and recommendations which the EA make on this application will be followed and subject to condition or planning obligation if necessary. Furthermore, following further dialogue with the Environment Agency and yourselves, we may wish to express further comments

in respect of hydrological issues and their regulation.

- 1.4 The proposed scheme will not affect any statutory protected landscapes.

2. Protected Species

- 2.1 Surveys undertaken by the applicant confirm the great crested newt (Triturus cristatus) is present within the boundary of the application site. This species is protected under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats & c) Regulations 1994 (as amended).

- 2.2 As the application site supports a European Protected Species, the great crested newt, development may only proceed, under a licence issued by the Welsh Assembly Government (WAG), who are the appropriate authority responsible for issuing licences under Section 44 (2) (e) of the above Regulations. This licence can only be issued for the purposes of:

“preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment.”

Furthermore, the licence can only be issued by the Welsh Assembly Government on condition that there is:

“no satisfactory alternative”, and that

“the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”

- 2.3 In our view, the applicant has not provided satisfactory mitigation and compensation proposals in respect of the great crested newt. We therefore advise the applicant be required to now submit appropriate mitigation schemes and compensation proposals to inform the decision making process. We anticipate that appropriate mitigation measures will entail the implementation of Reasonable Avoidance Measures (RAMs), such as in the case of great crested newts, erection of barrier fencing; exclusion of individuals from working areas throughout construction operations; and audit. Appropriate compensation schemes will also be required and must include:

- (i) The identification and perpetuity provision of secure compensation habitats of an approved size;
- (ii) Habitat creation and enhancement; and
- (iii) The provision of resources to ensure the implementation of long-term management and associated site wardening and monitoring.

- 2.4 We advise that surface water management systems should be designed to follow Sustainable Urban Drainage System (SUDS) techniques. The adoption of this type of system, provided gullypots are not included within the overall design, will create an amphibian friendly surface water management system, as well as providing further opportunities to create new ecologically sustainable features, eg reedbeds. Failure to

implement this advice may mean that issues in respect of the conservation status of the great crested newt cannot be addressed.

To conclude, we have no objection in principle to the proposed scheme. However, owing to the absence any satisfactory mitigation proposals, we cannot confirm that the proposal will not be detrimental to the favourable conservation status of the great crested newt. In these circumstances, we therefore wish to express a holding objection to the proposal in its current form.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yours faithfully

Yours faithfully

Matt Ellis
Regional Species Officer
North Wales

MP ACK

24.10.08.

DONALD BLAIR-PARK

THE COACH HOUSE

GATEWEN HALL

GATEWEN ROAD

WREXHAM LL11 6YZ

MATTHEW PHILLIPS

PLANNING OFFICER

WREXHAM BOROUGH COUNCIL

HAMPITT STREET

WREXHAM.

APPLICATION P/2008/1066 ACCESS ROADS GATEWEN COLLIERY

Dear Mr Phillips

I WRITE TO OBJECT AGAINST THE LATEST PLANNING APPLICATION FOR A NEW ACCESS ROAD ON GATEWEN ROAD. THE SCHEME I feel, will create a highly dangerous situation regarding Gatewen lane. The visibility from Gatewen lane, with the line of sight being very poor INDEED

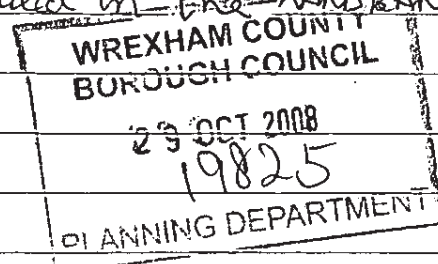
HAVING RECENTLY ATTENDED A MEETING WITH THE RESIDENTS AND USERS OF GATEWEN LANE.

THE OWNERS OF THE LANE. LAND BANK MANAGEMENT HAVE WRITTEN A COMPREHENSIVE LETTER DEALING WITH THE FAILINGS OF THE PROPOSED SCHEME, WHICH I COMPLETELY AGREE WITH THE CONTENT AND THE VARIOUS OBJECTIONS WHICH ARE IN THE LETTER.

I WISH TO OBJECT TO THIS ROAD SCHEME ON THE GROUNDS OF SAFETY AND ALL POINTS DETAILED IN THE LAND BANKS MANAGEMENTS LETTER.

Yours faithfully

Robert Lee



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



MR DONALD BLAIR-PARK
THE COACH HOUSE
GATEWEN HALL
GATEWEN ROAD
WREXHAM
LL11 6YZ

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

P/2008 /1066
29 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

Chief Planning Officer

MP ACK

Fairview
Gatewen Barns
Gatewen Road
Wrexham
LL11 6YZ
24th October 2008

L

Matthew Phillips,
Planning Officer,
Wrexham Borough Council,
Lampitt Street
Wrexham

Dear Mr Phillips,



APPLICATION P/2008/1066 Access roads Gatewen Colliery

I am writing regarding the latest planning application detailed above to register my objection.

The new proposal would create less visibility than there is currently on a what is a difficult junction(where Gatewen lane meets Gatewen Road). As a regular user of the lane I cannot imagine the scheme will be even considered by the Highways Agency. The visibility of cars leaving Gatewen Lane will be very limited and the island is not positioned to adequately ensure that vehicles crossing the island from the new road will have to slow. The existing road layout is without doubt safer than that proposed scheme. The current road layout could be made considerably safer by regulating the speed down to 40 mph.

I have recently spoken with representatives from Landbank Management at a local residents meeting to discuss the proposed scheme. As owners of the lane, Landbank Management have great concerns regarding the proposals. Having had the opportunity to read a copy of their objection letter which has already been sent to you, I completely agree with the content of the letter and its various objections.

I trust that my objections will be passed on to the planning committee.

Yours faithfully,

L Mackinlay-Brown

Laura Mackinlay-Brown.

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



LAUR KACKINLAY-BROWN
FAIRVIEW
GATEWEN BARNES
GATEWEN ROAD
WREXHAM
L11 6YZ

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

P/2008 /1066
29 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

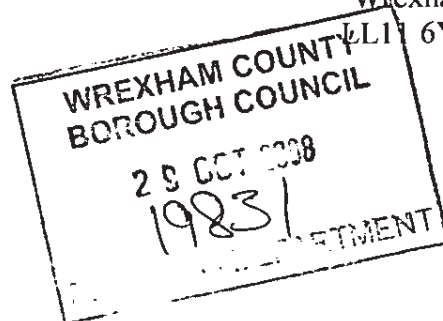
Chief Planning Officer

MP Ack

27.10.2008

Fairview
Gatewen Barns
Gatewen Road
Wrexham
LL11 6YZ

Matthew Phillips
Planning Officer
Wrexham Borough Council
Lampitt Street
Wrexham



Dear Mr Phillips

Re: Application P/2008/1066 Access to roads Gatewen Colliery

I am writing in objection with regard to the planning application for a new access road to be built on Gatewen Road.

The proposals pertaining to the new access road show little in the way of common sense and consideration for the welfare and safety of road users. I am concerned that the poor positioning of the island, teamed with the limited visibility of cars joining Gatewen Road from the lane, will significantly reduce the current levels of safety benefiting road users.

During a local residents meeting on this subject, I read Landbank Management's objection letter to the proposal -the contents of which I entirely agree with.

I consider it axiomatic that creating a highly dangerous junction in preference to the continued use of the current and much safer road layout, which could in turn be made safer again by a reduction of the speed limit, would be entirely reckless.

As a frequent user of both Gatewen Road and Gatewen Lane, with concern for the safety of the road users and local residents, I strongly object to the construction of the access road.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'K MacKinlay-Brown'.

Kirsten MacKinlay-Brown.

Cc Mr P Douthwaite (Highways)

Cc Mr A Edwards (local councillor)

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lambpit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



KIRSTEN MACKINLAY-BROWN
FAIRVIEW
GATEWEN BARNES
GATEWEN ROAD
WREXHAM
LL11 6YZ

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

P/2008 /1066
29 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME,
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

Chief Planning Officer

IMP Ack



Allandale
Wrexham Road
HOLT
Wrexham
LL13 9SW

27 October 2008

Mr Matthew Phillips
Planning Officer
Wrexham Borough Council
Lampitt Street
WREXHAM
LL11 1AR

Dear Mr Phillips

RE: Application P/2008/1066 Access Roads Gatewen Colliery

As a frequent user of Gatewen Lane, I am very concerned about the plans under current consideration, in particular, with regard to the limited visibility afforded to cars exiting Gatwen Lane. Having spoken to other parties who will be affected by the proposed changes, there would appear to be a major question mark over safety aspects. With this in mind, I would like to formally register my objections in respect of the above plans.

Yours sincerely

Carolyn Knight (mrs)

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lambpit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



MRS CAROLYN KNIGHT
ALLANDALE
WREXHAM ROAD
HOLT
WREXHAM
LL13 9SW

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

P/2008 /1066
29 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

Chief Planning Officer

From: Zara Lomax
To: Matthew Phillips
Date: 28/10/2008 15:19
Subject: Former Gatewen Colliery Site - Zara comments

Matthew,

My comments are also on the yellow sheet, quite comprehensive I'm afraid.

Zara

Ecology:

Ecology phase 1 habitat survey submitted dated September 2008.

Findings:

Areas of semi-natural woodland are present along the northern boundary (TN1) and western (TN2) boundaries of the site. Notable ground flora consists of bluebell and sanicle.

Significant areas of trees are located within the site that have potential for bat roosting.

Hedgerow (H1) is considered as being a nature conservation priority (although it did not qualify under the hedgerow regulations criteria) and every effort should be made for its retention.

There are waterbodies within 500 m of the site consisting of ponds and a stream flowing southwards.

The potential of the above habitats is to support the following species and present future ecological constraints:

1. Bats - bat roost (soprano pipistrelle) within the bridge however its loss with mitigation/ licence is not considered significant. Compensation to be provided in other bridge 30 m outside northern boundary along the disused railway. Alternative might need to be considered if this bridge is to be lost with the proposal for Western Gateway and the new spine road. Bat tubes and boxes will need to be provided as previous inspections did not produce evidence of cracks/ crevices used by this species of bat in the compensatory bridge habitat. Works to the existing bridge should avoid vulnerable times of year for bat when they are breeding or hibernating. Therefore, works should commence between 1st March to 30th April or 1st October to 30th November retrospectively. Once final checks have been made by qualified bat consultant then works can commence.

2. Great crested newts - one recorded in pond W2 during survey in May in sweep net. Method statement (licence required) needs to be submitted to identify a mitigation plan including reasonable avoidance measures. CCW to approve method statement.

3. Invertebrates - rare data book invertebrates were recorded as well as *Suillia dumicola* - nationally scarce

Habitats to be protected in entirety due to high nature conservation value:

1. Semi-natural woodland
2. Buffers to statutory designated sites Gatewen Marshes SSSI & WS

Condition of planning permission:

1. Retention of habitats considered of high nature conservation value e.g hedgerows, veteran trees, semi-natural woodland' buffers to adjoining designated sites or natural features such as woodlands, streams, ponds or grassland

2. The surrounding natural habitats should not be fragmented and so the development site should provide for areas dedicated to nature conservation and habitat corridors throughout to aid migration/dispersal and genetic exchange between animal and plant populations.

3. That no vegetation/ site clearance should commence during the bird-nesting season from 01 March to 30 September extended slightly due to milder winters and multiple broods.

4. Further assessments of several trees on the site (refer to fig.3) to assess whether they are being used for bat roosting. Protection of this sort would be necessary if trees require management works or felling which would be carried out outside the breeding and hibernation period.

5. The disused railway will need protecting to provide foraging and commuting corridors for bats as it is considered a significant resource

6. Proposed habitats have been provided to include the creation of a pond area, creation of newt hibernacula, tussocky grassland for foraging purposes, management for existing ponds, and the management of a wildlife corridor.

A map with proposed wildlife habitats and their size should be submitted for approval with a management plan for these areas.

Zara Lomax MIEEM

Ecologist
Planning Policy Section
Wrexham County Council
Lambpit Street
PO Box 1290
LL11 1AR

Tel: 01978 292517
Fax: 01978 292502

E-mail: zara.lomax@wrexham.gov.uk

Planning Department

Planning Application: Internal Comment Sheet



Application Number **P/2008/1066**

Previous Application Number

P/2007/1174

Case Officer **MDP**

Received by Planning **06/10/2008**

Address

Former Gatewen Colliery, Gatewen Road, New Broughton

Deadline **27/10/2008**

Complete

Description

Access roads and associated works to allow commencement of development

Circulation

Policy **08/10/2008** ☒ **CS**

Landscape

17/10/2008 ☒ **RS**

Trees

☒

Built Conservation

☐

Ecology

☒

Comments

Policy - the principle of development is accepted subject to compliance with GDP1 and the terms of permission P/2007/0700. I am not aware as to who will provide the cycle path through the spine of the site, if it is the developer I would expect to see this detailed here, if minded to grant permission, for this application permission should not prejudice the delivery of this cycle way.

Landscape

Additional supporting information is required, before I can provide full comments

The concept road layout plan presents a very different development pattern to the one presented with the previous application P/2007/1174.

It would be very useful to have sight of any other interim site master plan submission, to understand the applicant's concept approach to place making through built character and open space provision. At the moment, I see the development layout being lead by the road layout, which is not an appropriate way to masterplan the site.

Things I can comment on:

1. The emergency access / cycleway is not achievable without removing much of an area shown to be 'existing wooded area reserved as open space'. Revise route to follow the existing linear disused railway corridor.

UDP Policies

Check Boxes

PS	☒	2
GDP	☒	
EC	☐	
H	☐	
E	☐	
S	☐	
CLF	☐	
T	☐	
MW	☐	
Within Settlement Limit		☐
Urban Capacity Site		☐

SLA	☐	Historic Park/Garden	☐
Green Barrier	☐	Listed Building	☐
Protected Species	☒	Building at Risk	☐
Protected Sites	☒	Grant Funded	☐
Flood Plain	☐	Conversion	☐
TPO	☐	Demolition	☐
Hedgerow	☐	Industrial	☐
Loss of Vegetation	☐	Commercial/Retail	☐
Archaeology	☐	Conservation Area	☐
Mineral Safeguard	☐	+15m High	☐
Contact CCW	☐	Date CCW Contacted	
World Heritage Site	☐		

ENVIRONMENT AGENCY
LLWYN BRAIN
FFORDD PENLAN
PARC MENAI
BANGOR
GWYNEDD
LL57 4DE

P/2008 /1066
29 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION
AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL
DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE, GATEWEN ROAD, NEW
BROUGHTON, WREXHAM.**

Further to my letter dated 6 October 2008 in connection with the above application, I enclose further information that has recently been submitted by the applicant. I draw your attention specifically to the proposed surface water drainage of the site.

I hope the enclosed will assist you in responding to my initial consultation letter.

Yours faithfully,



Chief Planning Officer

COUNTRYSIDE COUNCIL FOR
WALES
GLAN Y NANT
UNIT 19
MOLD BUSINESS PARK
MOLD
FLINTSHIRE
CH7 1XP

P/2008 /1066
29 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION
AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL
DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE, GATEWEN ROAD, NEW
BROUGHTON, WREXHAM.**

Further to my letter dated 6 October 2008 in connection with the above application, I enclose further information that has recently been submitted by the applicant. I draw your attention specifically to the proposed surface water drainage of the site.

I hope the enclosed will assist you in responding to my initial consultation letter.

Yours faithfully,



Chief Planning Officer

From: Matthew Phillips
To: internet: M.Ellis@ccw.gov.uk
CC: internet: In.Hughes@ccw.gov.uk
Date: 27/10/2008 12:36
Subject: Re: Former Gatewen Colliery Site Planning application p/2008/1066

Matthew,

I refer to the email from Ian Hughes re: the Gatewen Colliery application dated 23 October.

I am able to agree to an extension of time for CCW to respond to the application.

The applicant is in the process of putting together some additional information at my request to assist me in considering the application, but also to enable me to screen the development under the Environmental Impact Assessment Regulations. With regards to the latter, as you may recall I sought advice from CCW (I discussed the site previously with Marina Pugh and Bethan Beech) on an earlier EIA screening, as well as the outline application submitted last year (our reference P/2007/0700 your reference MP/HLA/SJ35.5). In conjunction with discussions with the Environment Agency, yourselves and on the basis of details supplied by the applicant at that stage, it was agreed that a full EIA was not required for the outline application. Because of the sensitivity of the site due its proximity of the site to the Gatewen Marsh SSSI and the size of the development area (being Schedule 2 development under the EIA regs), this issue needs to be carefully consider once again however.

My initial conclusions are that the general terms the impacts of the current proposals are probably unlikely to have impacts beyond local importance, or any direct impacts upon the Gatewen Marsh SSSI - the proposed road and the works to the site itself will not take place within or directly adjacent to the SSSI and will also take place on land that is elevated relative to the SSSI. To enable me to complete a screening opinion however, it is still necessary to determine the full extent of potential impacts upon the SSSI, critically how site drainage may impact upon it. I have requested clarification of how surface water drainage will be managed and disposed whilst the works associated with the proposals are carried out, and also once the works are complete because I do not consider the initial submissions, which you currently have, to explain this in enough detail. This information being critical in determining the scale of impacts upon the SSSI and subsequently whether a full EIA is required. On the basis of the previous submissions and discussions I have had with CCW, it is more a case of the applicant demonstrating that the scheme will avoid impacting upon the SSSI, rather that it being assumed that it will.

In accordance with the relevant Welsh Office Circular, your advice and input will be essential in making this determination in any case. I will forward this information both for your general comments on the scheme, but also specifically in terms of the impact upon the SSSI in due course. I don't know whether you want to wait to respond once you have received the additional information or to send an interim response pending the receipt of it?

In answer to Ian's other question, the Environment Agency have been consulted on the application (letter sent 6 October). I do not know who at the Agency is dealing with their response as I have had no correspondence from them to date. I will forward details as and when I receive a response from them.

Regards

Matthew Phillips
Planning Officer
Wrexham County Borough Council
Telephone no. 01978 292473

From: "Ian Hughes" <In.Hughes@ccw.gov.uk>
To: <matthew.phillips@wrexham.gov.uk>
CC: "Matthew Ellis" <M.Ellis@ccw.gov.uk>
Date: 23/10/2008 13:30
Subject: Former Gatewen Colliery Site Planning application p/2008/1066

Hi Matthew

I was unable to get hold of you last/this week as you were away.

Can CCW have an extension to the deadline for our response on this planning application, as there is a substantial amount of supporting information with the application to assimilate? Another couple of weeks would be great if possible.

I presume the Environment Agency have been consulted on the application. Do you know who in the Agency is dealing with it?

Since I will be away from the office until 4 November, on your return can you let Matthew Ellis of CCW (he is copied into the e-mail) know if an extension has been granted.

Many Thanks

ian

Ian Hughes
Swyddog Cadwraeth / Conservation Officer
Sir Fflint a Wrecsam / Flintshire & Wrexham
Glan y Nant, Uned 19 / Unit 19
Parc Busnes Yr Wyddgrug / Mold Business Park
Ffordd Wrecsam / Wrexham Road
Yr Wyddgrug / Mold
Sir Fflint / Flintshire
CH7 1XP
Ffon / Phone: 01352 706600
Ffacs / Fax: 01352 752346

E-mail: in.hughes@ccw.gov.uk

From: Matthew Phillips
To: KEITH BRYAN
Date: 27/10/2008 10:41
Subject: Re: Planning Application No. 1066

Dear Mr Bryan,

I apologise for not responding to your email of 22nd October, however I was on leave last week and today is my first day back in the office.

I note from your email of the 23rd that the Community Council has no observations but I thought I would respond to your first email anyway so you could pass on the information to members of the Council.

The application that has been submitted is a full detailed application, but for the site infrastructure works only (site drainage, the roadabout at Gatewen Road into the site, and the main 'spine road' to serve as access to future dwellings and some works relating to ground levels on parts of the site). The proposals will essentially prepare the site for future residential development to take place. They do not however make any specific proposals for residential development (such as the number, location and design of dwellings) at this stage.

I believe the site owner currently intends to develop the site in a series of phases, or to dispose of the site by selling parcels of land to developers who would then develop individual phases of the site themselves. Either way the details of the number, location and design of any houses will be submitted as part of a future application, or possible as several applications which the Community Council will be notified about.

I trust the above is of assistance.

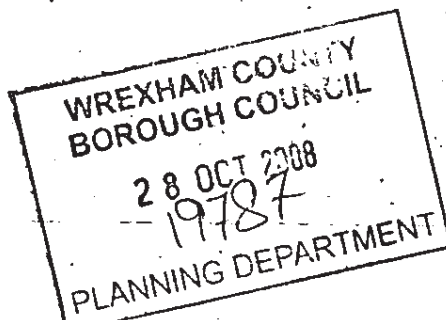
Yours sincerely

Matthew Phillips
Planning Officer
Wrexham County Borough Council
Telephone no. 01978 292473

From: KEITH BRYAN <keithbryan@btinternet.com>
To: <matthew.phillips@wrexham.gov.uk>
Date: 23/10/2008 08:39
Subject: Planning Application No. 1066

The Gwersyllt Community Council has no observations to make on application no. 1066.

Keith Bryan
Clerk
Gwersyllt Community Council



COMMENTS:

PLANNING REF: P/2008 /1066

SITE ADDRESS: FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

SITE DESCRIPTION: APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.

CASE OFFICER: MATTHEW PHILLIPS

PLEASE ENTER ANY COMMENTS YOU MAY HAVE IN THE BOX BELOW AND RETURN TO THE PLANNING DEPARTMENT.

CONTINUE OVERLEAF IF NECESSARY.

I have sent objection letters since 2002 which have been kept on your file and sustain these on the same grounds: -

AREA WOODLAND HABITAT DESTRUCTION

NOISE / DISRUPTION: Site is within stone's throw of our back gardens.

TRANSPORT LINKS: Increase in Traffic on Road which has already seen many casualties.

SCHOOL: increase in pupils for 214 houses not sustainable.

LOCAL AMENITIES: Doctors etc, surgeries already lengthy waiting lists.

PUBLIC FOOTPATHS / CYCLEWAYS

I am very concerned that the Maistons assets wish to take over / Purchase the disused railway line used as the above to install water pipes sewers etc which runs at the back of the properties on Moss Valley Gardens

P.T.O.

PRINT NAME:

ANUS JAMES

ADDRESS:

61 MOSS VALLEY ROAD

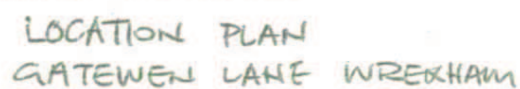
NEW Broughton WREXHAM. LL11 6JA

DATE:

24.10.2008

I am very concerned when the development is completed what will happen to this area. Are the council planning to revert it into a public footpath / cycle route again or will it become a 'dumping ground' for the builders to put there disused building materials when they have finished with the site.

This area is NOT on the plan, and I would like to know as soon as possible if the developers 'infringe on this area' and are it without the householders of New Brighton being informed prior to this.



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR

Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk www.wrecsam.gov.uk



ALISON DAVIES
61 MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

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

P/2008 /1066
28 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

Chief Planning Officer

Gatewen Lodge

Gatewen Hall

Gatewen Road

MP Ack

Wrexham.

LL11 6YZ.

24th October '08



Mr M. Phillips
Wrexham planning office
Wrexham County Borough Council
Lampit Street
Wrexham.

Dear Mr Phillips,

RE - Planning app - P/2008/1066 Access roads,
services, Accommodation works at The Former
Gatewen Colliery site.

I am writing with regard to the above mentioned
planning proposal to register my objection.

The new road scheme is very similar to a
previous application that was rejected. The safety issues
that previously gave cause for concern have not been
addressed in the new proposal. The new scheme makes the
junction at Gatewen Lane and Gatewen Road more
dangerous as the visibility which is currently very poor,
even worse. The application is lacking in any detail. The
trees or hedging that the applicant has no control over
are not shown on the plan, so not highlighting the
lack of visibility at the junction previously mentioned.
It is common knowledge that the highways department
already view this junction as sub standard.

It also seems a ridiculous waste of a green field to bring a new road in to a site that already has an existing one. Has Wrexham got so many green field sites that it can build over them with no regard? The new road scheme appears to only benefit the traffic that will arrive with the new houses and is to the detriment of the local community.

I ask that my objection be forwarded to all the planning committee members and anyone else that will be voting on this application.

Yours sincerely

 Blais-Park.

Elizabeth Blais-Park.

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



ELIZABETH BLAIR-PARK
GATEWEN LODGE
GATEWEN HALL
GATEWEN ROAD
WREXHAM
LL11 6YZ

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

P/2008 /1066
28 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

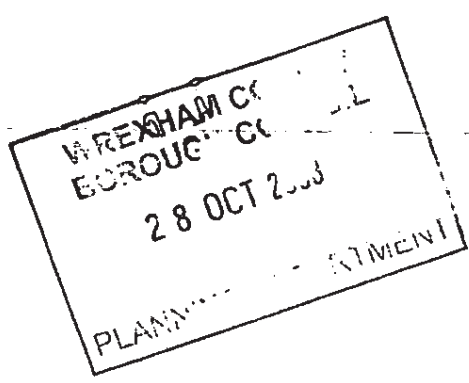
If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

Chief Planning Officer

MP



24.10.2008
3 The Barncroft,
Greasby,
Wirral,
CH49 2SW

Ach

Matthew Phillips,
Planning Officer,
Wrexham Borough Council,
Lampitt Street
Wrexham

Dear Mr Phillips,

APPLICATION P/2008/1066 Access roads Gatewen Colliery

I am writing regarding the latest planning application to allow a new access road to be built on Gatewen Road.

After having viewed the proposals I believe it would create a highly dangerous junction at Gatewen lane, and as a regular user of the lane I can't believe the scheme is even being considered by the Highways Agency. The visibility of cars leaving Gatewen Lane will be very limited and the island is not positioned to adequately ensure that vehicles crossing the island from the new road will have to slow. The existing road layout is without doubt safer than that proposed scheme. The current road layout can be made considerably safer by regulating the speed down to 40 mph.

I have recently spoken with representatives of Landbank Management during a local residents meeting to discuss the proposed scheme, Clearly as owners of the lane, Landbank Management are very concerned regarding the proposals. Having had opportunity to read a copy of their objection letter which has already been sent to you, I completely agree with the content of the letter and its various objections.

I wish to object in the strongest terms against this highway scheme on the grounds of safety and the additional points raised in Landbank Managements letter.

Yours faithfully,

William Cookson.

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR

Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk www.wrecsam.gov.uk



MR WILLIAM COOKSON
3 THE BARNCROFT
GREASBY
WIRRAL
CH49 2SW

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

P/2008 /1066
28 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lambpit Street, Wrexham, LL11 1AR

Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk www.wrecsam.gov.uk



THE MANAGER
LANDBANK MANAGEMENT
10 NICHOLAS STREET
CHESTER
CH1 2DS

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

P/2008 /1066
27 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

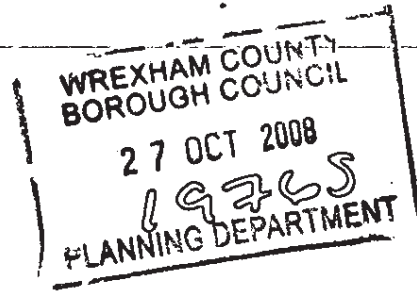
Chief Planning Officer

Landbank Management Limited

Telephone 0870 3501395

20th October 2008

Mr M Philips
Planning Officer
Wrexham Borough Council
Lambpit Street
Wrexham



Dear Sirs,

**Re: Full Planning Application
Access Roads, Services and Accommodation Works.
Former Gatewen Colliery, Wrexham.
P/2008/1066**

We write to register various views, objections to various aspects of the above application.

From the site layout plans, it appears that the total of housing allocations for the various designated plots has now increased to 300 dwellings. It is accepted that this application is not to determine the housing numbers and layout but this is a clear indication that the applicant or future developers will seek to dramatically increase the housing allocation numbers above the previously stated (assumed capacity of 214 dwellings). Attempts to dramatically increase the numbers of dwellings may be achieved at a later detailed planning stage or even at appeal: creating significant changes to the amenity and character of the locality.

We assume that the council's consideration towards the impact of this development on the locality was based on the figure of 214 dwellings, not 300.

The previous owners of Pat's Coaches site have obtained residential planning permission (P/2005/1383) the plot was available on the open market for purchase. This land is detailed on the applicant's plans as development AREA 2. AREA 2 is a small plot of an acre but is detailed for up to 17 properties. We note that when the land was on the open market, planners restricted the site to 4 bungalow dwellings. Bungalows were detailed so as to create less visual impact to the open country aspect. A prospective developer pulled out of a purchase agreement as Planners indicated that they would oppose his intended application for 6 dwellings. The writer who lives only 200m from the site has previously been controlled by this same condition and had to completely redesign a application for a single storey outbuilding to reduce the ridge line by less than 1 metre). Clearly the applicant has no notion that restrictions have already been defined for the development of that parcel of land.

We also note that the roadway access for this parcel appears to be unworkable. The plot is small with limited width. Can bungalows be built on the land and still be serviced by the access road proposed? We have real concerns that a future owner of the land will attempt to use Gatewen Lane as the access to some or the entire plot, formerly 'Pat's Coaches Site'.

We believe the council should consider these aspects carefully and inform the applicant in advance of all restrictions applicable to this plot.

Page 1 of 5

Landbank Management Limited

Telephone 0870 3501395

We note that the new proposed scheme has attempted to eliminate changes to the junction of Gatewen Lane with Gatewen Road.

The applicant has not taken up our offer to discuss upgrading Gatewen Lane as the new access for their site. This scheme may have solved several local difficulties and ensured that the existing 'green' habitat areas outside the UDP area would not have to be sacrificed for a new access road and service facilities.

The submitted presentation of the road scheme is again over simplified compared with earlier applications and lacks sufficient detail to enable a full assessment.

Whilst we appreciate some minor redesigning has been undertaken in an attempt to ensure that the junction of Gatewen Lane with Gatewen Road remains unaltered, we are totally dissatisfied with the result which we consider to be highly dangerous.

We are advised by Highways that the guideline on minimum distances of junctions from traffic islands has been relaxed and that no minimum distances are now dictated. It would appear to us that any such changes in guidelines has been made purely to allow a more rational autonomy for local highway officers to assess each case on its individual merits but not to accept schemes which reduce safety or fail to enhance safety to an acceptable standard. An almost identical proposal has been rejected in the past – why is this version any different?

It is notable that none of the junction layout plans accurately detail the trees and screening along the boundary of Gatewen Lane and the applicants land. Such screening is outside the control of the applicants. This screening creates a visual barrier which severely restricts the visibility of vehicles at the junction between Gatewen Lane and Gatewen Road. This visual barrier is detailed on the accompanying plan in 'green'

The road layout scheme details centre line markings and a 'give way' marking on the mouth of Gatewen Lane. Such markings are outside the control of the applicants and any Planning permission should assume that these markings will not be achievable. The markings are detailed on the accompanying plan in 'blue'

Of major concern is the road layout from the new development site to the traffic island and from the traffic island to the Gatewen Lane junction. At present Gatewen Road is straight and leads away from Gatewen Lane uphill from the junction with Gatewen Lane. Current visibility is poor but this is mainly due to the sight restrictions on the junction. (as mentioned in two paragraphs previously). The new scheme details the road to curve back behind the junction with Gatewen Lane vastly reducing visibility and sight line. The sightline is detailed on the accompanying plan in 'red'. Further we note that traffic using the access road leading from the new residential development is far less hindered by the proposed island than those travelling down the hill from Wrexham Road. The result of this design is that traffic from the development are relatively unaffected by the presence of the island and when there is no other traffic using the island or if positioning to beat another vehicle onto the island coming down the hill from higher up Gatewen Road, vehicles may drive across the island system at high speed as though it is just a bend. This will allow speed to be carried out of the island system as vehicles approach the near zero visibility junction at Gatewen Lane. We note that a speed restriction of 30mph is to be imposed, but we all recognise that this will not be adhered to by

Landbank Management Limited

Telephone 0870 3501395

many. THIS DESIGN IS BELIEVED TO BE VERY DANGEROUS. This anticipated high speed traffic flow is detailed on the accompanying plan in 'Orange'. We do not believe that placing speed restriction humps on the proposed roadway leading out of the development will improve the situation – most car comfortably drive over 'speed calming bumps' at 30mph.

This same matter was addressed in a previous letter objecting an earlier road scheme application of almost identical design; we cannot see how any significant improvements have been made. Is the current application and scheme relying on a relaxation in legislation and guidelines on highway issues? Our comments made in previous letters as follows:

Visibility at the junction of Gatewen Lane and Gatewen Road is recognised by Wx Highways Department as being sub-standard.

The applicant has kindly responded to our request for further information regarding the description of a 'pale blue broken line' running across the mouth of Gatewen Lane and onwards to the centre of the new proposed traffic island. We are informed that the line represents the limit of the adopted highway which abuts the applicant's land. We disagree that this line is a correct representation of the boundary of adopted land and clearly elements of our land, particularly around the junction of Gatewen Lane and Gatewen Road, has been included on the 'adopted' side of the line. Neither the roadway nor verges falling within our title may be cut back or manipulated for the benefit of the applicant's scheme without our permission.

Having studied the Proposed Concept Plan it appears that the visibility to the left when emerging from Gatewen Lane is to be made worse by the new scheme and cannot possibly meet with Highways approval. The road around the perimeter of the proposed island is set back further than the existing section of Gatewen Road and visibility is inadequate.

Even though a reduction in the current speed limit is expected, we note that the traffic leaving the proposed development site Wrexham bound on Gatewen Road takes a near straight run over a short section of the proposed traffic island. We know from experience on similar islands sited on the Holt Road that vehicles can (and do) maintain significant speeds around such a short section of traffic island and will pass the junction with Gatewen Lane at dangerous speeds (considering the visibility). Frankly, we cannot see how this scheme can ever satisfy Highways requirements.

Although not strictly a highways objection, we also notice that the proposed island scheme clearly favours and prioritises vehicles accessing and leaving the new housing site at the expense of existing road users travelling to and from Gatewen Road and Wrexham Road/ Hill Street!!!

In summary of this point, we believe this road scheme to be more dangerous for the users of Gatewen Lane than the current junction layout. A new road layout should not be considered on an appraisal of 'degrees of improvement' over current layouts but must achieve safe standards.

Landbank Management Limited

Telephone 0870 3501395

In recent correspondence regarding the applicant ongoing saga of Planning Applications, we have expressed many times anticipated negative effects the applicants schemes will have on both us and the general locality. These problems are already being realised to our detriment and cost.

Despite a condition in outline planning, the applicants have used Gatewen Lane to service initial site preparation for the development. This included:

Driving and parking heavy machinery along Gatewen Lane. Including an 8 ½ ton metal tracked digger which has damaged the tarmac surface.

Demolition of sound stone boundary walls without consultation.

Damaging of Gatewen Lane roadway – our property.

Trespass by siting 28 x large concrete blocks on Gatewen Lane which the owners had to resort to expensive legal action to encourage them to move on to their own land.

Blocking off the end of Gatewen Lane, effectively creating a cul-de-sac. This as anticipated has created an ideal dumping ground for 'fly tippers'. A problem with filth and waste dumping (both commercial and domestic) has been reported to the council.

We are aware that the end of the lane is now being used for drugs dealing. This has been reported to both the council and Police.

The owners of Gatewen Lane are currently preparing a legal action to seek compensation from the Applicants.

The owners of the lane will suffer increased cost in servicing of the lane with regard to litter and damage.

We are informed that the Applicant intends to cut down trees and hedging as part of the road scheme. This is detailed on the accompanying plan in 'purple'. Prospective contractors have stated that they are informed that they can use the Applicants field and Gatewen Lane (our land) for access. Clearly any right of access over Gatewen Lane for the benefit of the applicant field does not extend to access the verges beyond the Applicants field. It is noted that Condition 6 states that a necessity for 'the new access road to be completed prior to commencement of site works'. Initial ground works for this development is very significant in scale and we look to the council to ensure that any approved new road scheme will be restricted by carefully constructed conditions so as to prevent construction traffic creating nuisance and danger by using Gatewen Lane. We ask that an updated Planning Condition be imposed preventing the Applicants use of Gatewen Lane in all aspects of Site Clearance, preparation and works.

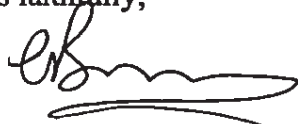
We are also concerned that the landscaping and banking around the island scheme and adjacent to Gatewen Lane will direct surface rainwater towards Gatewen Lane and thereby increasing the chances/instances of flooding of our land. Gatewen Lane is already prone to flooding and additional water may make the lane impassable by foot traffic in wet weather. We ask the council to analyse the geographical scheme and ensure that the various slopes and gradients of the scheme channel rainwater into storm drains and away from Gatewen Lane (Public Footpath). This is detailed on the accompanying plan in as hatched area 'A'.

We ask that this objection letter be provided in its entirety to all the Planning Committee Members.

Landbank Management Limited

Telephone 0870 3501395

Yours faithfully,



Landbank Management.

Cc Mr P Douthwaite (highways) Cc Mr A Edwards (local councillor)



Dŵr Cymru
Welsh Water

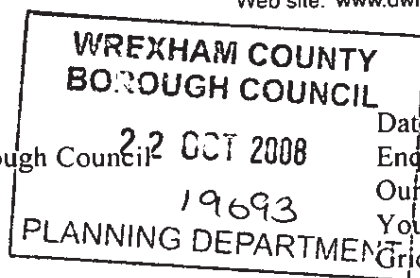
PO Box 10
Treharris
CF46 6XZ

Tel: +44 (0) 1443 331155
Fax: +44 (0) 1443 331161
Web site: www.dwrcymru.com

Blwch Post 10
Treharris
CF46 6XZ

Ffôn: +44 (0) 1443 331155
Ffacs: +44 (0) 1443 331161
Safle gwe: www.dwrcymru.com

Chief Planning Officer
Wrexham County Borough Council
Lambpit Street
PO Box 1290
Wrexham
LL11 1WL



Date: 21/10/2008
Enquiries Tel.: 01443331155
Our Ref.: 2008/DCWW/57480
Your Ref.: P/2008/1066
Grid Ref.: SJ3145251811

Dear Sir

Re: Application for access roads, foul & storm water sewers, foul water pumping station, ground remediation and general accommodation works, Former Gatewen Colliery Site, Gatewen Road, New Broughton

Further to the above consultation we would provide the following comments:-

SEWERAGE

The proposed development would overload the existing public sewerage system. No improvements are planned within Dwr Cymru Welsh Water's Capital Investment Programme. We consider any development prior to improvements being undertaken to be premature and therefore **OBJECT** to the development. It may be possible for the developer to fund the accelerated provision of replacement infrastructure or to requisition a new sewer under Sections 98 - 101 of the Water Industry Act 1991.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

We hope the above is satisfactory. However, should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,

Rhidian Clement
Planning Team Leader

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.

glas

Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru - a "not-for-profit" company
Mae Dŵr Cymru yn eiddo i Glas Cymru - cwmni nider elw

We welcome correspondence in Welsh and English
Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

NDC working with Dŵr Cymru in providing the
planning and development functions.

Dŵr Cymru Cyl, a limited company registered in
Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

NDC yn cychwethio a Dŵr Cymru ar ran waith cynllunio a
datblygu.

Dŵr Cymru Cyl, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn,
Nelson, Treharris, Morgannwg Ganol CF46 6LY

From: KEITH BRYAN <keithbryan@btinternet.com>
To: <matthew.phillips@wrexham.gov.uk>
Date: 22/10/2008 09:50
Subject: Planning Application No. 1066

At this evening's meeting, the Gwersyllt Community Council will be considering planning application no. 1066 providing for residential development at the former Gatewen Colliery site, New Broughton.

I have been through the application which I see is detailed as a previous outline application was approved. However, I cannot see any reference to the number of new dwellings proposed for development within the site. Are you able to provide this information please.

Thank you.

Keith Bryan
Clerk
Gwersyllt Community Council

WREXHAM COUNTY
BOROUGH COUNCIL

21 OCT 2008

19665

PLANNING DEPARTMENT



COMMENTS:

PLANNING REF: P/2008 /1066

SITE ADDRESS: FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW
BROUGHTON WREXHAM

SITE DESCRIPTION: APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN
A PHASED PROGRAMME.

CASE OFFICER: MATTHEW PHILLIPS

PLEASE ENTER ANY COMMENTS YOU MAY HAVE IN THE BOX BELOW AND RETURN TO
THE PLANNING DEPARTMENT

CONTINUE OVERLEAF IF NECESSARY.

- ① THE INCREASE IN HOUSES IN THE AREA WOULD MEAN MORE
CHILDREN TO ATTEND A SCHOOL - WITH REGARDS TO YSGOL
PENRYN NEW BROUGHTON. THE PARKING HOLE AT SCHOOL
TIMES IS UNBELIEVABLE !!!
PARENTS ARE PARKING UP + DOWN THE KERBS SO TRAFFIC
GETS HEAVY - AND IT WON'T BE LONG UNTIL THERE
WILL BE AN ACCIDENT. - TRAFFIC CALMING HAS
TAKEN PLACE A FEW YEARS AGO - BUT TRAFFIC IS STILL
TO BUSY FOR A SCHOOL ROAD.
- ②. BOTTOM END OF GATEWEN RD. - THERE HAS BEEN
A NUMBER OF ACCIDENTS WITH PEOPLE SPEEDING
EITHER HITTING THE STONE WALL OR GOING THROUGH
THE WIRE FENCING. - ROAD SPEED REQUIRES
LOWERING OR TRAFFIC CALMING.

PRINT NAME:

STEPHEN WILLIAMS

ADDRESS:

127 MOSS VALLEY ROAD

MOSS VALLEY GARDENS

DATE: 20.10.08

WREXHAM LL11 6JA.

③ INCREASE OF TRAFFIC BY B + Q. - THIS HAS ALWAYS BEEN A PROBLEM AND AT PEAK TIMES IS BACKED UP TO WREXHAM HOSPITAL. - THIS ROAD CAN'T TAKE THE INCREASE OF THESE HOUSES.

④ THE PLAYING FIELD OFF GATEWAY RD IS GOING TO HAVE AN INCREASE OF CHILDREN USING IT.

WHAT ABOUT THE INCREASE OF TRAFFIC. ~~AND~~.
ALONG THIS ROAD - A DANGER FOR ANYONE.

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR

Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk www.wrecsam.gov.uk



MR S WILLIAMS
127 MOSS VALLEY ROAD
MOSS VALLEY GARDENS
WREXHAM
LL11 6JA

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

P/2008 /1066
21 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.u

Dear Sir/Madam

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Thank you for your correspondence regarding the above planning proposal. I have passed your letter on to the case officer who will read it before a decision is made on the application.

If you wish to follow up your correspondence, please contact the case officer direct on the telephone number shown above.

There may be an opportunity for you to speak at the Planning Committee. Details of this are available on our website at www.wrexham.gov.uk/planning or by contacting the Administration Team on telephone no. 01978 292016.

Yours faithfully

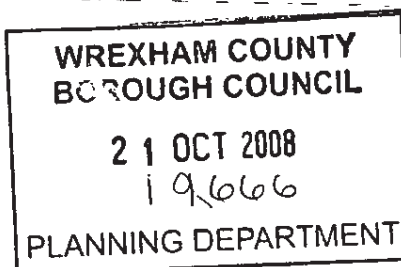
Chief Planning Officer



PAUL WREN ASSOCIATES LTD • LAND • PLANNING • RESIDENTIAL DESIGN

Our ref:pw 1491
Your ref:P/2008/1066

Mr L Isted Chief Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR



FAO Mr Matthew Phillips

Dear Mr Phillips

Re: Gatewen Road, Wrexham – Ref: P/2008/1066.

I am in receipt of your letter dated the 9th October 2008 and I would confirm our recent telephone conversation and my email agreeing to the extension of time until the 12th November 2008 for the EIA screening on the above application.

With regard to points raised I would reply as follows in the order and references as per your letter:-

- i) Detailed method statements will be prepared by the contractor where required and will be submitted to the Environment Agency for their approval under an FD1 - Application for Flood Defence for Works Affecting Watercourses and/or Flood Defences.

This process is required to allow construction of the balancing lagoon, cascade, settlement pond and outfall structure. However, the application will be extended to include the details of protective measures adopted during the entire construction process to avoid pollution.

Phase 1: The area covered by this phase is isolated from the watercourse (and SSSI) by existing infrastructure and the large mound on the site. Construction works in this area do not pose any abnormal risk of pollution, providing the contractor adopts standard construction techniques to ensure that spillage etc. is avoided.

Phase 2:

The Phase 2 works include the earthworks exercise, these works will take place over a period of months and may affect the area at the top of the watercourse banks.

During the earthworks exercise a cut-off drain or similar barrier will be provided to ensure that surface water run-off is directed into the pond. The pond should be constructed (in a temporary form) to allow the surface water run-off to collect and silt to settle prior to any discharge to the watercourse.

During construction of the drainage features which directly connect to the watercourse (and SSSI) measures will be put in place to ensure that contamination does not occur. These measures will be approved under the FD1 application and are for the contractor to propose, however, they may include the use of temporary diversions/dams/over-pumping/spill kits/straw bales etc.

Cont....

10 Dovecote Drive • Wollaton • Nottingham • NG8 2NB • Tel : 0115 985 4565 • Fax : 0115 928 2801

Directors : W. P. Wren (Secretary), M. Wren

VAT Reg. No. 648 0044 50 Registered Office • 1 Cranmer Street • Long Eaton • Nottingham • NG10 1NJ

ii)

a) BSP drawing 06435-150A (attached with the application) shows the drainage areas which have been taken in producing the design for the surface water. For the avoidance of doubt the drainage shown on this drawing does include an allowance for the proposed units and private infrastructure.

b) The drainage system functions in two parts:

Phase 1: The area covered by phase 1 drains entirely to infiltration drainage systems and as such does not impact the SSSI.

Phase 2: Drains through a positive system to its outfall into a wet pond on the site. This pond is designed to be permanently wet and will not only serve to restrict discharges (thus protecting the SSSI) but will also provide an improvement in water quality as the silts, salts, etc. settle out and are treated by the vegetation (thus protecting the SSSI). The outfall from this pond will then discharge to a second pond at the foot of the slope prior to discharging to the watercourse, this "polishing pond" serves to further protect the SSSI by allowing the energy within the water to dissipate following its conveyance down the 12m slope thus preventing any scour of the watercourse bed. This is fully demonstrated on drawing 06435-150A and is fully compliant with SUDS methodology.

Moving on to the general points

Condition 12 Transport

It is the intention to construct the footway/cycleway along the full length of the former railway line and I have therefore indicated this more clearly on the amended plan drg no. 1491/1 F.

Condition 15, 16 & 17 Drainage

Para. 1 - BSP drawing 06435-150A shows the drainage areas which have been taken in producing the design for the surface water. For the avoidance of doubt the drainage shown on this drawing does include an allowance for the proposed units and private infrastructure.

Para. 2 - BSP drawing 06435-150A shows the drainage areas which will contribute to the surface water run-off from this site. The drawing also states the restricted discharge which is permitted from the site by the Environment Agency. For the avoidance of doubt this is a rate of 215 (two hundred and fifteen) L/s and has been confirmed in correspondence with the EA. The drainage system is designed to restrict discharge to this rate by means of the large pond in the north-east corner of the site and attendant control mechanism - this is subject to detailed design.

Condition 19 Sewer Improvements

BSP are currently in discussion with Welsh Water regarding the foul water discharge proposals. As a quick review:

Foul water drainage from the site can not drain to the existing public network via gravity due to the topography of the area. Previously a foul water drainage study has concluded the public sewer reinforcement will be required to facilitate communication to the network, this reinforcement was agreed along with a point of connection.

Cont....

Gatewen Road Wrexham - P/2008/1066

Due to the proposed phasing of the site we are now seeking to revise the details of the connection point and to achieve this we have commissioned further design studies with Welsh Water.

Accordingly, we can not currently provide details to allow you to obtain confirmation from Welsh Water as we are awaiting these details from Welsh Water. Our contact for this work is David Hancock:

David Hancock

Network Development Consultants

Asset Management Alliance

Dwr Cymru Welsh Water

01443 331028 / 01244 529796

Condition 20 Archaeology

My client has placed an order with the consultants to carry out the additional works that have been requested by your authority and this information should be able within the next 3/4 weeks.

Condition 21 & 22

FPCR consultants have been instructed to provide details for the mitigation measures and/or compensatory habitat provision and this information will be available within the next 2/3 weeks.

I trust the above information and attached details will enable you to assess our application and to take it forward for approval.

If however, there are any further items that require clarification, then please do not hesitate to contact me.

Yours sincerely

W P Wren
Paul Wren Associates Ltd
Enc
Cc D Dodge

From: stephen wilson <swilsonis@hotmail.co.uk>
To: <matthew.phillips@wrexham.gov.uk>
Date: 20/10/2008 15:54
Subject: P/2008/1066-Application for access roads...

The Community Council considered the above application at its meeting on 15th October. Members are opposed to this application until the B5433 is brought up to a safe and an acceptable standard.

The footpath on this road, over the bridge, is not wide enough and following a series of accidents, which has damaged significant lengths of fencing, Members also wish to see an extension of the 30 m.p.h. speed limit to include this stretch of road (before any site works are carried out which would result in increased traffic volumes.).

Steve Wilson-Clerk
Broughton Community Council

X Factor: latest video, features and more. Click here!
<http://clk.atdmt.com/GBL/go/115454063/direct/01/>

PAUL WREN ASSOCIATES LTD
10 DOVECOTE DRIVE
WOLLATION
NOTTINGHAM
NG8 2NB

P/2008 /1066
09 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

I refer to the above planning application.

Due to the site area, the application falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. As such I am obliged to 'screen' the development to determine whether it will have an impact of more than local significance and therefore require the submission of a full Environmental Impact Assessment (EIA).

To assist me in considering the application, and in particular the EIA screening I require the following additional information:

- i) full details of measures that will be put in place during construction to ensure that works will not adversely impact upon the nearby Gatewen Marsh Site of Special Scientific Interest (SSSI), in particular measures to control surface water runoff.
- ii) Full details of the surface water drainage system for the site demonstrating that:
 - a) It will be sufficient not only for the road and associated site infrastructure proposed by the application; and
 - b) How the drainage system is designed to take account of the SSSI.

As you will no doubt be aware, I only have 3 weeks from the date of submission of the application to complete the EIA screening, unless an extension of time is agreed in writing. The 3 weeks expires on 22 October 2008. I therefore request a further 3 weeks until 12 November 2008 to complete the screening. I would be grateful if you could respond to this request as a matter of urgency.

I understand that in addition to seeking permission to undertake remediation works on site and to construct essential infrastructure, the application effectively seeks to meet the requirements of a number of planning conditions attached to outline permission P/2007/0700 (as amended by permission P/2008/0790). To assist me in considering the application in this context I require clarification/additional information in respect of the follow outline permission conditions:

Condition 12 Transport

The combined footway/cycleway is arguably an important to the future development of the site as the main spine road in terms of access/infrastructure. However it is unclear whether the application proposes the construction of the full footway/cycleway along the route of the former railway line that runs through the site, or simply shows an indicative route, particularly as full details are only provided for a relatively short length of it.

Condition 15, 16 and 17 Drainage

The application provides details of the location of surface water drainage systems, and whilst I am aware that conditions 16 and 17 only require details of drainage for each phase, I understand that the infrastructure proposed will eventually service the whole site. As such it is unclear from the details submitted that the proposals are designed with sufficient capacity to service future resident development.

Condition 18 also requires surface water generated from new impermeable surfaced to be limited to a level which should be first agreed with the Local Planning Authority. The application provides no details of what the proposed surface water run-off rate will be or demonstrate that the drainage system is designed to limit run-off to this rate.

Condition 19 Sewer improvements

The application provides no detailed information about the sewer improvement works. I will need these details in order to obtain confirmation from Welsh Water that the proposals will meet the requirements of the condition.

Condition 20 Archaeology

Whilst details have been submitted independently of this application, further details are required before it can be discharged. As such it is likely a similar constraint could be applied if the current application is granted to safeguard any features of historical/archaeological interest.

Conditions 21 and 22

The report submitted with the application does not include detailed proposals for mitigation measures and/or compensatory habitat provision. Such measures will be required before any works can commence on site.

I would be grateful if you could respond to the above as soon as is practicably possible.

Yours faithfully,



Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067

Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
GATEWEN HALL
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YZ

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067 --
Stryt y Llampint, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
FAIRVIEW
GATEWEN
NEW BROUGHTON
WREXHAM
LL11 6YZ

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11-1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
THE HAY BARN
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YZ

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR. Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067,
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
PARK VIEW
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
THE BUNGALOW
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information




Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
1 GREENFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.



Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
2 GREENFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/F-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit-Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
3 GREENFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YA

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpitt Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpitt, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
4 GREENFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpitt Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
5 GREENFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6YA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
GWYNFA STORES
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BUCHODDWR MERN FODL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
2 GWYNFA COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UT

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
3 GWYNFA COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UT

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
4 GWYNFA COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UT

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
5 GWYNFA COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UT

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
1 SPRINGFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6US

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnuer am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
2 SPRINGFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6US

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
3 SPRINGFIELD TERRACE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6US

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR. Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
4 SPRINGFIELD
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6US

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
1 ELM COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UR

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
2 ELM COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UR

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
3 ELM COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UR

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.

FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BUREAU VERITAS

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
4 ELM COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UR

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpitt Street, Wrexham: LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpitt, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
5 ELM COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UR

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpitt Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
6 ELM COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UR

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
6
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BUDDSODDWR Mewn Pobl

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
7
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
8
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
9
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
10
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryd y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978-292016 Ffacs: 01978.292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
11
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
12
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BWRDEISTREI SIROL WREXHAM


Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11-1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
13
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.



Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
14
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynnwr am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
15
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTMENT IN PEOPLE
BETTER PEOPLE. BETTER PLACES.

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
16
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.

FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
MENTER Y PERSON YN FFÔN

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
17
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016- Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
18
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
19
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampit, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
20
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UY

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
1
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit-Street-Wrexham-LL11 1AR-Tel: 01978-292016 -Fax: 01978-292502-Minicom-01978-292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
2
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
3
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER

4
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
5
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.**
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR—Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
6
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
7
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov.uk

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Llampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
8
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpitt Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpitt, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
9
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpitt Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BUROSDODWR Mewn Pobl

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampit, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
10
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyl

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov.uk

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
11
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov.uk

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
12
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
13
HALL VIEW
CAEGO
WREXHAM
LL11 6YP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

A handwritten signature in black ink, appearing to read 'Lawrence Isted'.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampitr, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
GLASCOED
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UW

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BUSINESS EXCELLENCE AWARD 2008

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
OAK COTTAGE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UW

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR. Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
1 AVONDALE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
2 AVONDALE
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UP

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
53
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gŏfynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
55
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
57
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
59
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
61
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BUDEGODDWR A THWYNS PUBL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
63
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
65
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
67
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR. Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
69
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
71
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-host

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
73
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
75
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
77
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
79
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom: 01978 292067
Stryt y Lampitr, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978-292502-www.wrexham.gov.uk



THE OWNER/OCCUPIER
81
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
83
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
85
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
87
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11-1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
89
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

- Lambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
91
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost
P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampirt, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
93
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
95
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
97
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
99
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.**
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
101
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067

Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
103
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978-292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
105
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
107
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
109
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
111
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



INVESTOR IN PEOPLE
BUSINESS EXCELLENCE AWARD 2008

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
113
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
115
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
117
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Llambpit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Llambpit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
119
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Llambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
121
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
123
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
125
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.**
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
127
MOSS VALLEY ROAD
NEW BROUGHTON
WREXHAM
LL11 6JA

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978-292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
1 GATEWEN VILLAS
NEW ROAD
NEW BROUGHTON
WREXHAM
LL11 6TB

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

P/2008/1066
08 October 2008
Matthew Phillips
01978 292473
planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE
IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM**

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067

Stryt y Lampit, Wrecsam, LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk



THE OWNER/OCCUPIER
2 GATEWEN VILLAS
NEW ROAD
NEW BROUGHTON
WREXHAM
LL11 6TB

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynnwr am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008/1066

08 October 2008

Matthew Phillips

01978 292473

planning_comments@wrexham.gov

PLANNING APPLICATION NOTICE

APPLICATION TYPE: FULL PLANNING APPLICATION

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.

FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lampit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information



COMMENTS:

PLANNING REF: P/2008 /1066

SITE ADDRESS: FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW
BROUGHTON WREXHAM

SITE DESCRIPTION: APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN
A PHASED PROGRAMME.

CASE OFFICER: MATTHEW PHILLIPS

PLEASE ENTER ANY COMMENTS YOU MAY HAVE IN THE BOX BELOW AND RETURN TO
THE PLANNING DEPARTMENT

CONTINUE OVERLEAF IF NECESSARY.

PRINT NAME :

ADDRESS :

DATE:

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wreccsam.gov.uk



BEUDODDWRYR NEWN FODR
INVESTORS IN PEOPLE

Transaction details/
Manylion pryniant

Ref. No.	P/2008/1066
Pay Type	Cheque
Pay Amt.	1590.00
Cashier No.	ADM
Pay Date	031008
Trans. Ref.	PLAN01012131
Fund Name	Planning Applications
Vat Code	N
Vat Rate	0.00
Vat Amt.	0.00

Vat No / Rhif TAW: 666 6161 14

If you have any suggestions on how we can improve
our service, please contact 01978 292016

Os oes gennych unrhyw awgrymiadau ar sut gallwn wella
ein gwasanaeth, ffoniwch 01978 292016

contact / cysylltwch

PLANNING/CYNLLUNIO

Chief Planning Officer/Prif Swyddog Cynllunio
Lambpit Street, PO Box 1290, Wrexham LL11 1WL
Stryt y Lampint, Blwch SP 1290, Wrecsam. LL11 1WL

General Enquiries/Ymholiadau Cyffredinol
01978 292016

Administration/Gweinyddiaeth
01978 292016

Planning Control/Rheoli Cynllunio
01978 292017

Planning Enforcement/Gorfodaeth Cynllunio
01978 292018

Planning Policy/Polisi Cynllunio
01978 292013

Planning Environment/Amgylchedd Cynllunio
01978 292019

Building Control/Rheoli Adeiladu
01978 292050

Grants/Grantiau
01978 292050

Fax No./Rhif Ffacs
01978 292502

www.wrecsam.gov.uk/cynllunio

www.wrexham.gov.uk www.wreccsam.gov.uk





 wrexham

 COUNTY BOROUGH COUNCIL

 CYNGOR BWRDEISTREF SIROL

 wreccsam

BROUGHTON COMMUNITY COUNCIL
MR S WILSON - CLERK
15 SPRING ROAD
RHOSDDU
WREXHAM
LL11 2LU

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008 /1066

06 October 2008

Matthew Phillips

01978 292473

matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.

**FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

I have received a planning application for development in your Community. I enclose a full set of the application documents as submitted by the applicant/agent. I would be pleased to receive any comments that your Council may wish to make. The case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Any comments must be received within 21 days of the date of this letter unless you have agreed an extension of time. Initial comments are also helpful if an extension of time is required.

Yours faithfully

Lucy

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

100 opit Street, Wrexham, LL11 1AR
Stryt y Lampirt, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



COUNCILLOR T A EDWARDS
GWYNFA STORES
GATEWEN ROAD
NEW BROUGHTON
WREXHAM
LL11 6UT

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

P/2008 /1066
06 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Councillor,

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.**

**FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Grid Ref: E 331370 N 351670

I have received a planning application for the proposal described above. I enclose a plan showing the location of the site and would be pleased to learn of any comments you may have. If you would like more information, the case officer Matthew Phillips, telephone number 01978 292473 would be pleased to show you the details or discuss the proposal with you.

I would be grateful for the return of the tear-off slip below within 21 days of the date of this letter.

Yours sincerely

Chief Planning Officer

COUNCILLOR T A EDWARDS

Application No: P /2008 /1066 (MP)

Location: FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM

I have no observations to make on the proposal

I have the following observations to make (overleaf)

Signed:

Date:

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



Wrexham Access Group
P O Box 2289
Wrexham
LL11 0EW

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

P/2008 /1066
06 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER
SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION
AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL
DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW
BROUGHTON WREXHAM**

Grid Ref: E 331370 N 351670

I have received a planning application which includes an Access Statement for the development mentioned above. I believe this is one where you may have comments that you may wish the Council to consider before a decision is made.

I enclose the relevant documents as submitted by the applicant/agent. The case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Please ensure that any comments you do wish to make are received in writing within 28 days of the date of this letter.

Yours faithfully

Chief Planning Officer



Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR

Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk www.wrecsam.gov.uk



RAMBLERS ASSOCIATION
MR W WILTON
RAMBLERS FOOTPATH SECRETARY
FOR WREXHAM COUNTY
HILBRE
WREXHAM ROAD
OVERTON ON DEE
WREXHAM

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008 /1066

06 October 2008

Matthew Phillips

01978 292473

matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

I have received a planning application for development in your Community. I enclose a full set of the application documents as submitted by the applicant/agent. I would be pleased to receive any comments that your Council may wish to make. The case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Any comments must be received within 21 days of the date of this letter unless you have agreed an extension of time. Initial comments are also helpful if an extension of time is required.

Yours faithfully

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR

Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067

www.wrexham.gov.uk www.wrecsam.gov.uk



CHIEF TRANSPORT & ASSET
MANAGEMENT OFFICER
CHESTER STREET
CROWN BUILDINGS
WREXHAM
LL11 8BG

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008 /1066

06 October 2008

Matthew Phillips

01978 292473

matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.**

**FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Grid Ref: E 331370 N 351670

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to
consider before a decision is made.

I enclose a full set of the application documents as submitted by the applicant/agent. The
case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try
and provide further information should you require it. Please do not hesitate to get in
touch.

Please ensure that any comments you do wish to make are received in writing within 28
days of the date of this letter.

Yours faithfully

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Opit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



CHIEF HOUSING & PUBLIC
PROTECTION OFFICER
RUABON OFFICES
PUBLIC PROTECTION DEPT.
HIGH STREET
RUABON
WREXHAM
LL14 6NH

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008 /1066

06 October 2008

Matthew Phillips

01978 292473

matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Grid Ref: E 331370 N 351670

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to
consider before a decision is made.

I enclose a full set of the application documents as submitted by the applicant/agent. The
case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try
and provide further information should you require it. Please do not hesitate to get in
touch.

Please ensure that any comments you do wish to make are received in writing within 28
days of the date of this letter.

Yours faithfully

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lampit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



ENVIRONMENT AGENCY
LLWYN BRAIN
FFORDD PENLAN
PARC MENAI
BANGOR
GWYNEDD
LL57 4DE

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

P/2008 /1066
06 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Grid Ref: E 331370 N 351670

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to
consider before a decision is made.

I enclose a full set of the application documents as submitted by the applicant/agent. The
case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try
and provide further information should you require it. Please do not hesitate to get in
touch.

Please ensure that any comments you do wish to make are received in writing within 28
days of the date of this letter.

Yours faithfully

Chief Planning Officer

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wreccsam.gov.uk



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

P/2008 /1066
06 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Town and Country Planning Act 1990

APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON WREXHAM

I have received a planning application for the development mentioned above. I believe this is one where you may have comments that you may wish the Council to consider before a decision is made.

Please ensure that any comments you do wish to make are received in writing within 28 days of the date of this letter.

Lucy

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Opit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



GWERSYLLT COMMUNITY COUNCIL
MR KEITH BRYAN - CLERK
KARENZA
52 PERCY ROAD
WREXHAM
LL13 7ED

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008 /1066

06 October 2008

Matthew Phillips

01978 292473

matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS,
FOUL WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.**

**FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

I have received a planning application for development in your Community. I enclose a full set of the application documents as submitted by the applicant/agent. I would be pleased to receive any comments that your Council may wish to make. The case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Any comments must be received within 21 days of the date of this letter unless you have agreed an extension of time. Initial comments are also helpful if an extension of time is required.

Yours faithfully

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

● bpit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



COUNCILLOR ARFON JONES
12 FAIRWAYS GARDENS
GWERSYLLT
WREXHAM
LL11 4XB

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

P/2008 /1066
06 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Councillor,

Town and Country Planning Act, 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM
Grid Ref: E 331370 N 351670**

I have received a planning application for the proposal described above. I enclose a plan showing the location of the site and would be pleased to learn of any comments you may have. If you would like more information, the case officer Matthew Phillips, telephone number 01978 292473 would be pleased to show you the details or discuss the proposal with you.

I would be grateful for the return of the tear-off slip below within 21 days of the date of this letter.

Yours sincerely

Chief Planning Officer

COUNCILLOR ARFON JONES
Application No: P /2008 /1066 (MP)
Location: FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM

I have no observations to make on the proposal

I have the following observations to make (overleaf)

Signed:

Date:

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

● bpit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



WELSH WATER - DWR CYMRU
P O BOX 10
TREHARRIS
CF46 6XZ

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2008 /1066

06 October 2008

Matthew Phillips

01978 292473

matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Grid Ref: E 331370 N 351670

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to
consider before a decision is made.

I enclose a full set of the application documents as submitted by the applicant/agent. The
case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try
and provide further information should you require it. Please do not hesitate to get in
touch.

Please ensure that any comments you do wish to make are received in writing within 28
days of the date of this letter.

Yours faithfully

Chief Planning Officer

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

● bpit Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR

Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



COUNTRYSIDE COUNCIL FOR
WALES
UNIT 19
GLAN Y NANT
MOLD BUSINESS PARK
MOLD
FLINTSHIRE
CH7 1XP

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

P/2008 /1066
06 October 2008
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

**APPLICATION FOR ACCESS ROADS, FOUL AND STORM WATER SEWERS, FOUL
WATER PUMPING STATION, GROUND REMEDIATION AND GENERAL
ACCOMMODATION WORKS TO ALLOW RESIDENTIAL DEVELOPMENT TO
COMMENCE IN A PHASED PROGRAMME.
FORMER GATEWEN COLLIERY SITE GATEWEN ROAD NEW BROUGHTON
WREXHAM**

Grid Ref: E 331370 N 351670

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to
consider before a decision is made.

I enclose a full set of the application documents as submitted by the applicant/agent. The
case officer Matthew Phillips (telephone number 01978 292473) would be pleased to try
and provide further information should you require it. Please do not hesitate to get in
touch.

Please ensure that any comments you do wish to make are received in writing within 28
days of the date of this letter.

Yours faithfully

Chief Planning Officer



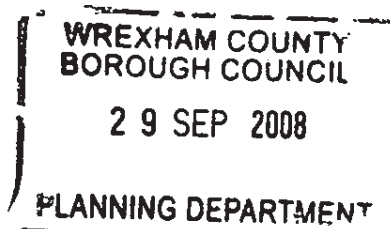
PAUL WREN ASSOCIATES LTD • LAND • PLANNING • RESIDENTIAL DESIGN

P / 2008 / 1066

Our ref: pw1491
29th September 2008

Mr L Isted Chief Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

FAO Mr M Phillips



Dear Mr Phillips

Re: Proposed Development site of Former Gatewen Colliery, Gatewen Road, New Broughton, Wrexham. – Planning ref: BRO P/2008/0790.

Further to our recent meeting the decision has been taken to submit a Reserved Matters application and I therefore have pleasure in enclosing application forms duly completed in respect of the application for the above development. Also enclosed is a cheque made payable to Wrexham CBC for the sum of £1590 being the agreed application fee.

A statement setting out parameters of the application in respect of the conditions to be discharged is attached to the application, together with a document register of supporting plans and information. As agreed, for the Ground Investigation, Remediation Strategy and Non Conforming Uses, I have supplied a single hard copy of the documents together with three copies on disc.

I trust the application meets with your approval but if you require any additional information then please do not hesitate to contact me.

Yours sincerely

W P Wren
Paul Wren Associates Ltd
Enc
Cc D Dodge Morston Assets



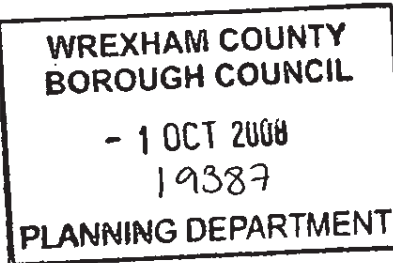
PAUL WREN ASSOCIATES LTD • LAND • PLANNING • RESIDENTIAL DESIGN

Our ref:pw1491
30th September 2008

P / 2008 / 1066

Mr L Isted Chief Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

FAO Mr J Lewis



Dear Mr Lewis

Re: Proposed Development site of Former Gatewen Colliery, Gatewen Road, New Broughton, Wrexham. - Full Planning Application.

Further to my recent telephone conversation with Matthew Phillips regarding our proposed planning application, I now enclose 5 copies of the application forms duly completed in respect of the 'Full Planning Application' for the proposed infrastructure works for the above development. Also enclosed are five copies of the 'Access Statement', 'Supporting Statement' and 'Document Register'. A single copy of the Certificate of Ownership and Agricultural Holding notices are also enclosed.

I would be grateful if these documents could be attached to the plans and details submitted to you on Monday and the 'Reserved Matters' application forms be removed from the file.

I trust the application meets with your approval but if you require any additional information then please do not hesitate to contact me.

Yours sincerely

W P Wren
Paul Wren Associates Ltd
Enc
Cc D Dodge Morston Assets

Supporting Statement -- Full Planning Application

Proposed Development site of Former Gatewen Colliery, Gatewen Road, New Broughton, Wrexham.

The Holding companies within the Morston Assets Group own the former Gatewen Colliery, former railway line and the landholdings formerly operated as Steve Williams Haulage, Pat's Coaches and GHA Coaches. In total this accounts for approximately 39 acres of land, all of which is allocated within the Wrexham Local Plan and benefits from the Outline Planning Consent for residential development under permission ref: BRO P/2007/0700. An amended Outline Planning application was lodged in July 2008 to amend the wording of some of the conditions attached to the original consent to enable infrastructure works to commence on site.

The land is a mixture of green field land which has never been developed (primarily at the front of the site and a triangle of paddock to the north-west); together with land which is either concrete hard standing or unconsolidated colliery spoil.

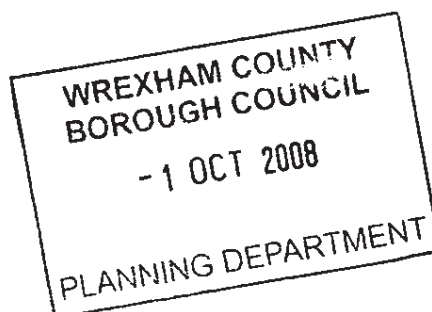
As part of the approved Outline Planning Consent the means of access from Gatewen Road to the site was approved. The access takes the form of a roundabout which will be provided under a Section 278 agreement which will remove the existing railway bridge contained within the adopted highway, the regrading of Gatewen Road and the creation of the roundabout access.

The object of the planning application is to obtain permission to construct the infrastructure to allow residential development to commence on a phased programme split over two phases of development. This application includes the roads, foul & storm water sewers, foul water pumping station, storm water balancing pond, ground remediation and remodelling that will ultimately provide a fully serviced site over both phases. Initially, it is envisaged that phase one will be constructed at an early stage as this area can be drained to the south of the site utilising the proposed foul water pumping station and soakaways for the storm water drainage.

Landscape details for the open space areas at the front of the development will be submitted at a later date when formal plans have been submitted by the developers of Areas 1 & 2. This will enable an overall landscape scheme to be prepared ensuring continuity between the proposed built form and the open space areas.

It must be appreciated that some of the details being submitted with this application will ultimately discharge various conditions on the outline consent ref: BRO P/2008/0790 and cross reference between the approvals must be maintained to avoid any future confusion or delays.

Sept 2008



Document Register – Full Planning Application.

Proposed Development site of Former Gatewen Colliery, Gatewen Road, New Broughton, Wrexham.

- Application forms – reserved matters
- Certificate of ownership
- Application fee - £1590.00
- Supporting Statement
- Access Statement
- Location plan
- Concept Road layout and phasing plan – drg no. 1491/1E
- Site Access Roundabout S278 Site Access – drg no. 06435/001 rev A
- Traffic Calming S278 Site Access – drg no. 06435/002 rev A
- Site Access Roundabout, Site Access S278 – drg no. 06435/003 rev A
- Proposed Drainage Layout – drg no. 06435/150 rev A
- Highway Levels sheet 1 of 3 – drg no. 06435/125 rev A
- Highway Levels sheet 2 of 3 – drg no. 06435/126 rev A
- Highway Levels sheet 3 of 3 – drg no. 06435/127 rev A
- Longitudinal Section – drg no. 06435/120 rev A
- Proposed Earthworks – drg no. 06435/115 rev A
- Site Access Road Longitudinal Section – drg no. 06435/260 rev B
- Wardell Armstrong Desk Study & Ground Investigation July 2004 *
- Wardell Armstrong Ground Investigation Non Conforming Uses March 2008 *
- Wardell Armstrong Remediation Strategy April 2005 *
- Geodyne Non Conforming Uses Exploratory Investigation September 2008 *
- Geodyne Remediation Method Statement September 2008 *
- FPCR Ecological Report September 2008
- Post & Rail Fence detail drg no. 1491/PFR
- Timber Stile detail – 1491/TST1

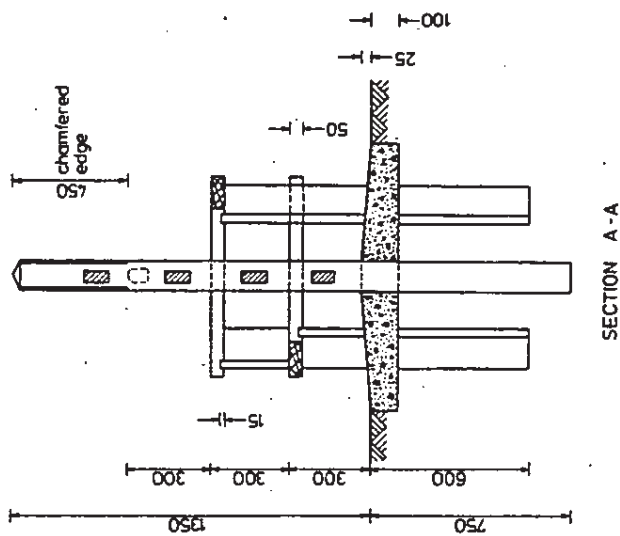
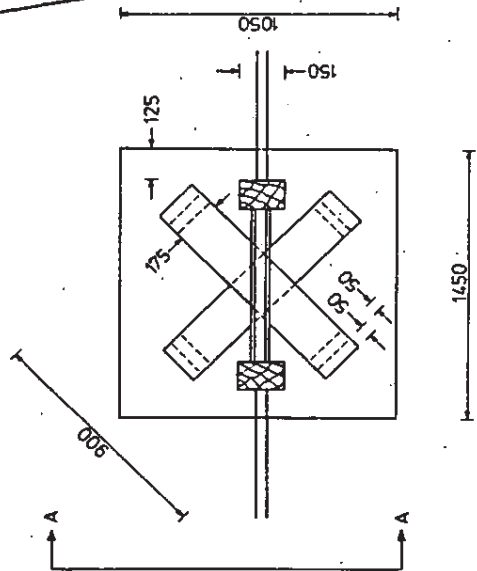
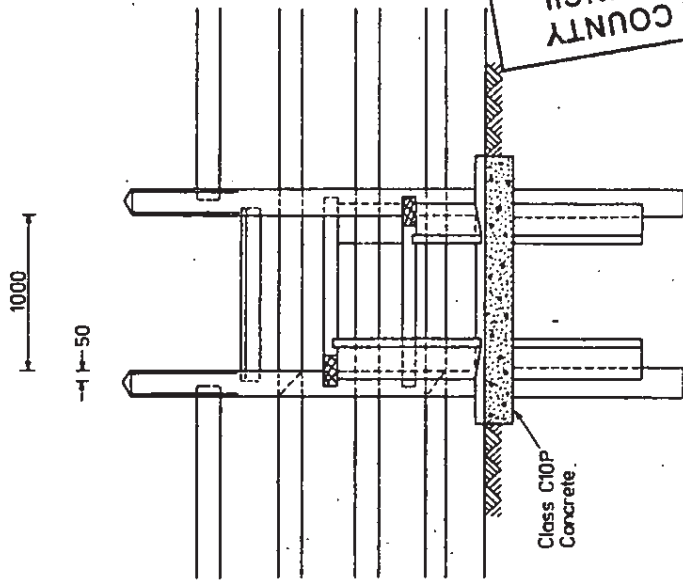
The items above marked * are only single copies of the documents and three CD's are attached containing full copies the reports on each CD.

26th Sept 2008



LOCATION PLAN
GATEWEN LANE WREXHAM

WREXHAM COUNTY
BOROUGH COUNCIL
- 1 OCT 2008
PLANNING DEPARTMENT



DESCRIPTION OF TIMBER MATERIALS	SIZE
Posts	100 x 150 x 2100 long
Crosshead wrought. Top edge double chamfered.	87 x 38
Steps	175 x 50 x 900 long
Supports	Two 175 x 50 x 1165 long
Secured by two 100 long x 4, galvanised round wire nails skew driven.	Two 175 x 50 x 865 long

Revisions

STANDARD DRAWING

Title:

TIMBER STILE TYPE 1.

FENCING

Org. No.

1491/TST1

Date _____