

Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name	Capital & Centric Plc				
Street address:	C/O Agent				
		Telephone number:			
		Mobile number:			
Town/City		Fax number:			
County:		Email address:			
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Nick	Surname:	Lee
Company name:	NJL Consulting				
Street address:	Adamson House Towers Business Park Wilmslow Road				
	Didsbury	Telephone number:		0845362 8202	
		Mobile number:			
Town/City	Manchester	Fax number:			
County:	Lancashire	Email address:	nick@njlconsulting.co.uk		
Country:	England				
Postcode:	M20 2YY				

3. Description of the Proposal

Please describe the proposal:

Has the building or works already been carried out? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Former Griflex Site		
Street address:	Vauxhall Industrial Estate		
	Ruabon		
Town/City:	Wrexham		
County:			
Postcode:			

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	330235
Northing:	345271

Description:

Former Griflex Industrial Unit

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date:

Details of the pre-application advice received:

A formal pre-application meeting took place between the applicant and Wrexham Council on 11th August 2011. This informed the applicant of the relevant policy considerations and documentation requirements which have all been considered as part of this submission.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

Two Consultation Events have been undertaken within the local area. This took place on Monday 30th January 2012 at Ruabon Village Hall and Wednesday 1st February 2012 at Theatr Stiwt.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Site Area

What is the site area? hectares

10. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

11. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No ☐ Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	4182.0	4182.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
OTHER	Please specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	4182.0	4182.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other	Hostels	0	0	0

12. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	164

13. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							☒
B1C							☐
B2							☐
B8							☐
C1							☐
C2							☐
D1							☐
D2							☐
Other							☐

14. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

14. Industrial or Commercial Processes and Machinery (continued)

Is the proposal for a waste management development?

☐ Yes ☒ No

15. Existing Use

Please describe the current use of the site:

Former Griflex Industrial Unit

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Industrial Unit

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

17. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served																								
<table><tr><td>Name</td><td colspan="3">Declan McCaul and Francis McCaul</td></tr><tr><td>Number:</td><td> </td><td>Suffix:</td><td> </td></tr><tr><td>Street:</td><td colspan="3">Carrickacreeny, Sherlock</td></tr><tr><td>Locality:</td><td colspan="3">Co Cavan</td></tr><tr><td>Town:</td><td colspan="3">Ireland</td></tr><tr><td>Postcode:</td><td colspan="3"> </td></tr></table>	Name	Declan McCaul and Francis McCaul			Number:		Suffix:		Street:	Carrickacreeny, Sherlock			Locality:	Co Cavan			Town:	Ireland			Postcode:				29/02/2012
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Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

17. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

18. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

29/02/2012