

Planning Obligation by Deed of Agreement under Section 106 of the Town and Country Planning Act 1990

relating to Land adjacent to 1 Forest View,
Marchwiell in the County Borough of Wrexham
LL13 0SE

Dated : 3 June 2024

WREXHAM COUNTY BOROUGH COUNCIL (1)
and
JANE MARGARET PIGGOTT (2)
and
DAVID CHARLES GRIFFITH BATT (3)
and
DAVID DOUGLAS LANGFORD (4)
and
GARETH JAMES HOPKINS (5)

Linda Roberts
Chief Officer Governance and Customer
Guildhall
Wrexham
LL11 1AY
Ref: LH/1901924

DATE 3 June 2024

PARTIES

- (1) **WREXHAM COUNTY BOROUGH COUNCIL** of Guildhall, Wrexham, LL11 1AY ("Council")
- (2) **JANE MARGARET PIGGOTT** of 2 Forest View, Marchwiel, Wrexham, LL13 0SE ("the Owner")
- (3) **DAVID CHARLES GRIFFITH BATT** of 1 Forest View, Marchwiel, Wrexham, LL13 0SE ("the 1st Adjoining Land Owner")
- (4) **DAVID DOUGLAS LANGFORD** of 3 Forest View, Marchwiel, Wrexham, LL13 0SE ("the 2nd Adjoining Land Owner")
- (5) **GARETH JAMES HOPKINS as executor to the estate of Glynis Anne Hopkins (deceased)** of 1 Cairns Crescent, Blaenau, Chester CH1 5JE ("the 3rd Adjoining Land Owner")

INTRODUCTION

- (1) The Council is the local planning authority for the purposes of this Deed and the Town & Country Planning Act 1990 (as amended) for the area within which the property described in the First Schedule and the Second Schedule hereto is situate and is the local planning authority by whom a planning obligation is enforceable
- (2) The Owner is the registered proprietor of the Site
- (3) The 1st Adjoining Owner is the registered proprietor of part of the Visibility Splay Land known as 1 Forest View, Marchwiel, Wrexham, LL13 0SE
- (4) The Owner is the registered proprietor of part of the Visibility Splay Land known as 2 Forest View, Marchwiel, Wrexham, LL13 0SE
- (5) The 2nd Adjoining Owner is the registered proprietor of part of the Visibility Splay Land known as 3 Forest View, Marchwiel, Wrexham, LL13 0SE
- (6) The 3rd Adjoining Owner is the executor of the registered proprietor of part of the Visibility Splay Land known as 4 Forest View, Marchwiel, Wrexham, LL13 0SE
- (7) The Owner has submitted the Application to the Council and the parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed.
- (8) The Council resolved on 21 March 2024 to grant the Planning Permission subject to

the prior completion of this Deed.

NOW THIS DEED WITNESSES AS FOLLOWS:

OPERATIVE PART

1 DEFINITIONS

For the purposes of this Deed the following expressions shall have the following meanings:

"Act"	the Town and Country Planning Act 1990
"Application"	the application for full planning permission for the siting of two holiday cabins and ancillary works dated 9 November 2023 submitted to the Council for the Development and allocated reference number P/2023/0805
"Commencement of Development"	the date on which any material operation (as defined in Section 56(4) of the Act) forming part of the Development begins to be carried out other than (for the purposes of this Deed and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and "Commence Development" shall be construed accordingly.
"Development"	the development of the Site consisting as set out in the Application
"Interest"	interest at 5 per cent above the base lending rate of Barclays Bank Plc from time to time.
"Occupied"	"Occupation" means beneficial occupation of any part of the Development for the purposes permitted by the Planning Permission other than any purpose (i) in relation to the carrying out of the Development; or (ii) by personnel engaged in the construction, fitting out or decoration of the Development; or (iii) in relation to security operations

"Plan A"	Plan A attached to this Deed
"Planning Permission"	the full planning permission subject to conditions to be granted by the Council pursuant to the Application, a draft of which is annexed to this Deed
"Site"	the land subject to this Deed as shown edged red on the Plan A and more particularly described in the First Schedule.
"Visibility Splay Land"	the land subject to this Deed as shown edged blue on the Plan A and more particularly described in the Second Schedule.

2 CONSTRUCTION OF THIS DEED

- 2.1 Where in this Deed reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed.
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.6 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council and County Council the successors to their respective statutory functions.

3 LEGAL BASIS

- 3.1 This Deed is made pursuant to Section 106 of the Act Section 111 of the Local Government Act 1972 and Section 2 of the Local Government Act 2000 and all other enabling powers.
- 3.2 The covenants, restrictions and requirements imposed upon the Owner under this Deed create planning obligations pursuant to Section 106 of the Act and are enforceable by the Council as local planning authority against the Owner.

4 CONDITIONALITY

This Deed is conditional upon:

- (i) the grant of the Planning Permission; and
- (ii) the Commencement of Development;

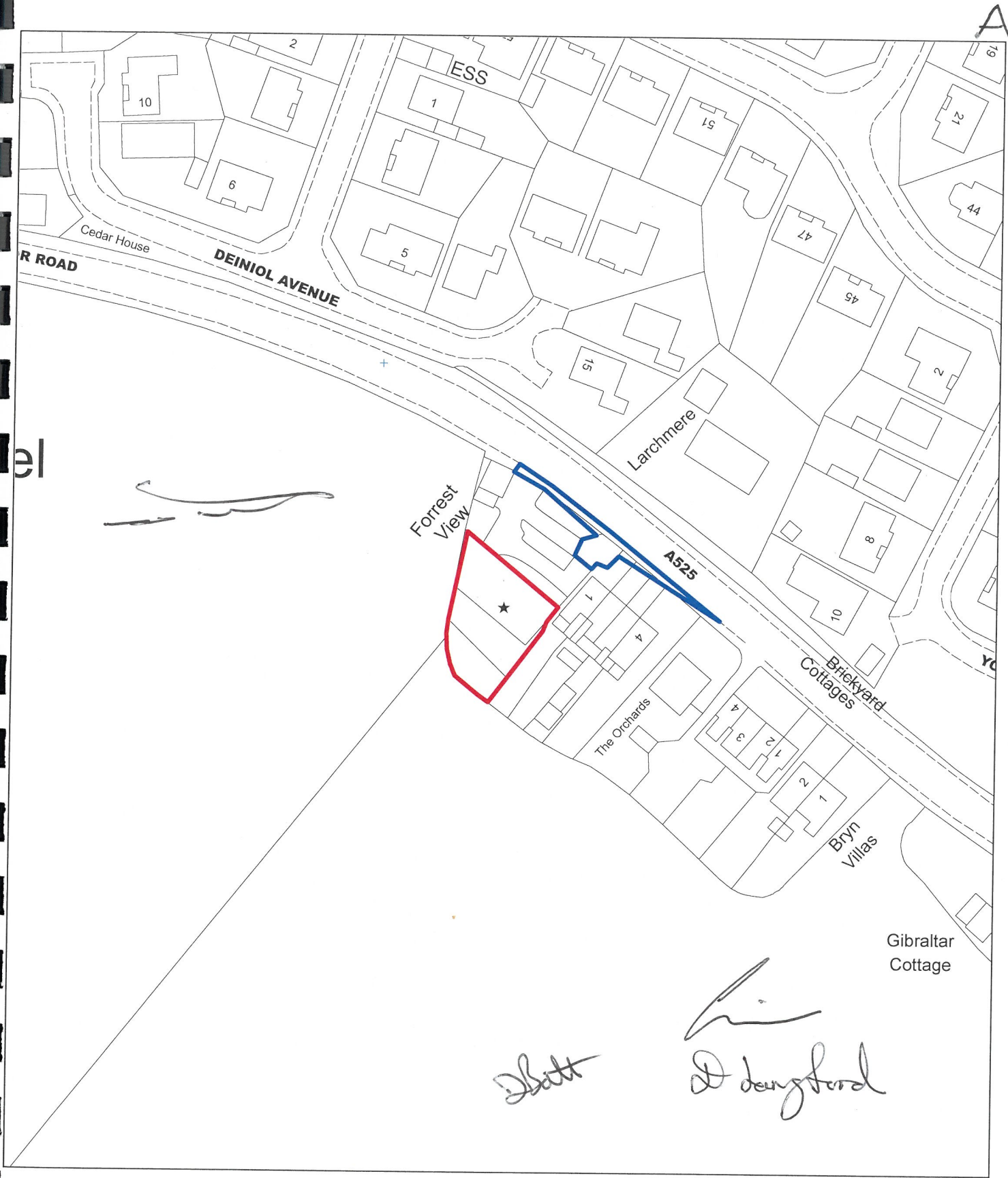
save for the provisions of Clauses 5.2, 7.1, 11 and 12 (commencement of development, legal costs, jurisdiction and delivery) fees and any other relevant provisions which shall come into effect immediately upon completion of this Deed.

5 COVENANTS

- 5.1 The Owner, the 1st Adjoining Owner, the 2nd Adjoining Owner, and the 3rd Adjoining Owner covenant with the Council in respect of their respective parts of the Site and the Visibility Splay Land as set out in the Third Schedule.
- 5.2 The Owner shall serve on the Council a notice of Commencement of Development not less than two days before Commencement of Development.

6 MISCELLANEOUS

- 6.1 The Owner shall pay the Council on completion of this deed the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of this Deed in the sum of £1,000.00.
- 6.2 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.
- 6.3 This Deed shall be registrable as a local land charge by the Council.
- 6.4 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction shall be given on behalf of the Council by the Head of Community Wellbeing and Development and any notices shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party.
- 6.5 Following the performance and satisfaction of all the obligations contained in this Deed the Council shall forthwith effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Deed.
- 6.6 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.
- 6.7 This Deed shall cease to have effect (insofar only as it has not already been complied with) if:-
 - 6.7.1 the Planning Permission shall be quashed revoked or otherwise withdrawn or (without the consent of the Owner) modified by any statutory procedure



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HEAD OF ECONOMY AND PLANNING
PLANNING DEPARTMENT
LAMPIT STREET
WREXHAM
LL11 1AR

26 MARCH 2024
SCALE 1:1000
SJ3547

Town and Country Planning Act 1990
Section 106 Obligation



P/2023/0805
1 FOREST VIEW, MARCHWIEL
WREXHAM



6.7.2 the Planning Permission shall expire prior to the Commencement of Development; or

6.7.3 the Site is developed under a new planning permission (other than one issued under Section 73 of the Act for variation or discharge of a condition of the Planning Permission) granted after the Planning Permission by the Council or any other competent authority and there has been no Commencement of Development.

6.8 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site or the Visibility Splay Land but without prejudice to liability for any subsisting breach arising prior to parting with such interest.

6.9 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site or the Visibility Splay Land in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.

7 WAIVER

No waiver (whether expressed or implied) by the Council or Owner of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council or Owner from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

8 CHANGE IN OWNERSHIP

The Owner, the 1st Adjoining Owner, the 2nd Adjoining Owner, and the 3rd Adjoining Owner agree with the Council to give the Council immediate written notice of any change in ownership of any of their interests in the Site or the Visibility Splay Land occurring before all the obligations under this Deed have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or the Visibility Splay Land or unit of occupation purchased by reference to a plan.

9 INTEREST

If any payment due under this Deed is paid late, Interest will be payable from the date payment is due to the date of payment.

10 VAT

All consideration given in accordance with the terms of this Deed shall be exclusive of any value added tax properly payable.

11 JURISDICTION

This Deed is governed by and interpreted in accordance with the law of England and Wales.

12 DELIVERY

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

13 SECTION 73 VARIATION

For the avoidance of doubt in the event that the Council shall at any time hereafter grant a planning permission pursuant to an application under section 73 of the Act in relation to and/or derived from the Planning Permission, references in this Deed to the Application and the Planning Permission shall be deemed to include any subsequent section 73 applications and planning permissions as aforesaid and this Deed shall henceforth take effect and be read and construed accordingly and PROVIDED ALWAYS (for the avoidance of any doubt) that the operation of this clause 13 shall never require the duplication of any of the obligations in this Deed.

14 DISPUTE RESOLUTION

14.1 Should any dispute or difference arise in respect of this Deed the parties to the dispute shall reasonably try to resolve any such dispute informally and which shall include having a senior member of the relevant parties discuss and attempt to resolve informally.

14.2 Except as to matters of law and subject to any express provisions of this Deed to the contrary any dispute or difference arising between the parties as to any of the provisions of this Deed and/or their respective rights duties or obligations or as to any other matter or thing in any way arising out of or in connection with the subject matter of this Deed which cannot be resolved via 17.1 shall forthwith be referred by the parties or any of them for determination by an independent person (the Expert) of no less than 15 years relevant post qualification professional experience to be agreed upon between the parties and failing such agreement within ten (10) Working Days of any party calling upon the others to agree to be appointed on the application of the parties or any of them by the President for the time being of The Royal Institution of Chartered Surveyors or any successor Institute (the President).

14.3 The Expert shall act as an expert and shall be appointed on the basis that he shall make his decision and communicate it to the parties to the dispute within the minimum practicable timescale allowing for the nature and complexity of the dispute such determination to be made in writing giving full reasons therefore and shall (including his decision as to costs) be binding upon the parties save in respect of manifest error fraud and/or error of law.

14.4 If the Expert shall die delay or become unwilling or incapable of acting for any reason the President shall in his absolute discretion as he thinks fit in writing discharge the Expert and appoint another in his place.

14.5 It is hereby agreed and declared that:-

14.5.1 the Expert shall afford to the parties the opportunity to make representations and counter-representations in writing (within the periods and subject to the directions he shall specify) and shall consider any written representations made by or on behalf of the parties hereto which are received by him within the periods (and pursuant to the directions) he specifies;

14.5.2 the Expert shall be entitled to call for such independent expert advice on such matters as he shall think fit;

14.5.3 the Expert shall determine the reference in accordance with the planning obligation parameters set by this Deed;

14.5.4 the Expert shall have the liberty to set any further reasonable directions either on the application of either party to the dispute or of his own volition (including as to oral representations);

14.5.5 the fees and expenses of the Expert shall be as determined by the Expert or failing such determination shall be borne by the Owner.

14.6 The provisions of this clause shall not affect the ability of either party to apply for and be granted any of the following: declaratory relief, injunction, specific performance, payment of any sum, damages, any other means of enforcing this Deed and consequential and interim orders and relief.

FIRST SCHEDULE

DESCRIPTION OF THE SITE

Land adjacent to 1 Forest View, Marchwiel, Wrexham which is registered at HM Land Registry in the name of the Owner with title absolute under title numbers CYM694639 and CYM753723 and shown edged in red on Plan A

SECOND SCHEDULE

DESCRIPTION OF THE VISIBILITY SPLAY LAND

Part of 1 Forest View, Marchwiel, Wrexham, LL13 0SE which is registered at HM Land Registry in the name of the 1st Adjoining Land Owner with title absolute under title number WA442456 and forming part of the land shown edged in blue on Plan A;

Part of 2 Forest View, Marchwiel, Wrexham, LL13 0SE which is registered at HM Land Registry in the name of the Owner with title absolute under title number WA480478 and forming part of the land shown edged in blue on Plan A;

Part of 3 Forest View, Marchwiel, Wrexham, LL13 0SE which is unregistered at HM Land Registry in the name of the 3rd Adjoining Land Owner and forming part of the land shown edged in blue on Plan A;

Part of 4 Forest View, Marchwiel, Wrexham, LL13 0SE which is registered at HM Land Registry in the name of the 4th Adjoining Land Owner with title absolute under title number CYM277252 and forming part of the land shown edged in blue on Plan A.

THIRD SCHEDULE

VISIBILITY SPLAY

1. Before the Development is first Occupied to carry out or permit to be carried out on the Visibility Splay Land such works as are necessary to enable the Visibility Splay Land to comply with condition 10 of the Planning Permission.
2. Not at any time in the future to allow any shrub, tree, hedge, wall, fence or other means of enclosure or any other thing whatsoever to grow in or be erected or placed in that part of the Visibility Splay Land to a height in excess of 1 metre above the level of the adjoining carriageway.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant JANE PIGOTT

Code Number

MAR P/2023/0805

Agent MR CRAIG BAUGH
CB ARCHITECTURAL DESIGN
41 FOSTER ROAD
WREXHAM
LL11 2LT

Date Received

09/11/2023

Decision Date

DRAFT ONLY

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO 1, FOREST VIEW, MARCHWIEL, WREXHAM, , , LL13 0SE

Description of application

GOSOD DAU GABAN GWYLIAU A GWAITH ATEGOL / SITING OF TWO HOLIDAY CABINS AND ANCILLARY WORKS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0		Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Block plan as proposed 864/L(9)01 Rev I

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ACO Multidrain 21819 Rev F
L2 01C L2 02C Proposed cabin details
L01B Location Plan
Information sheet

and as contained within the application documentation.

3. The cabins shall only be used for holiday accommodation and at no time shall be used as permanent dwellings.

4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Implication Assessment and method statement ref no. DW/DA/HDH/004/BSTS dated 1/7/2023

2) Tree Protection Plan ref no. DW/JP/FVB/004/BSTS

No development or other operations shall take place except in strict accordance with the reports as approved.

5. The vehicular parking area as shown on approved drawing numbers(s) 864/L(9)01 Rev I shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

6. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.

7. The landscaping scheme submitted and approved in connection with condition no. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

8. The landscaping scheme as carried out in connection with condition no. 7 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

9. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

Applicant JANE PIGOTT

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Date 09/11/2023
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Decision
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10. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

11. There shall be no gates or other means of enclosure across the vehicular access point.

12. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan, and noting that the accommodation provided would not be suitable for permanent habitation.
4. To protect trees which are of significant amenity value to the area in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
5. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and in the interests of ecology, in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and in the interests of ecology, in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.

Applicant JANE PIGOTT

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41 FOSTER ROAD
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Number
Date 09/11/2023
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Decision
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8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
9. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
10. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.
11. In the interests of highway safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.
12. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause

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Agent	MR CRAIG BAUGH CB ARCHITECTURAL DESIGN 41 FOSTER ROAD WREXHAM LL11 2LT	Date Received	09/11/2023
		Decision Date	

unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to

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neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

DRAFT ONLY

EXECUTED as a DEED by affixing

THE COMMON SEAL of

WREXHAM COUNTY BOROUGH COUNCIL

in the presence of:-


Chief Officer Governance and Customer



EXECUTED as a Deed by

JANE MARGARET PIGGOTT

in the presence of:

Signature of Witness:



Name (in block capitals):

KEVIN JONES

Address:

LARCHMERE, BANGOR ROAD,
MARCHWIEL, WREXHAM LL13 0SF

Occupation:

LAMINATOR

EXECUTED as a Deed by

DAVID CHARLES GRIFFITH BATT

in the presence of:

Signature of Witness:



Name (in block capitals):

KEVIN JONES

Address:

LARCHMERE, BANGOR ROAD
MARCHWIEL, WREXHAM LL13 0SF

Occupation:

LAMINATOR

EXECUTED as a Deed by

DAVID DOUGLAS LANGFORD

in the presence of:

Signature of Witness:

Name (*in block capitals*):

Address:

Occupation:





KEVIN JONES

LARCHMEERE, BANGOR ROAD
MARCHWIEL, WREXHAM LL13 0SF
LAMINATOR

EXECUTED as a Deed by

GARETH JAMES HOPKINS

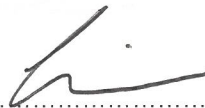
in the presence of:

Signature of Witness:

Name (*in block capitals*):

Address:

Occupation:





KEVIN JONES

LARCHMEERE, BANGOR ROAD
MARCHWIEL, WREXHAM LL13 0SF
LAMINATOR