Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Planning Permission

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.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Chain Bank

Address Line 1

Castle Road

Address Line 2

Chirk

Town/city

Wrexham

Postcode

LL14 5BS

Description of site location (must be completed if postcode is not known)

Easting (x)

328693

Northing (y)

337489

Description

Applicant Details

Name/Company

Title

Mr

First name

Adrian

Surname

Richards

Company Name

Address

Address line 1

Chain Bank Castle Road

Address line 2

Chirk

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL14 5BS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mrs

First name

Anne

Surname

Netherwood

Company Name

Anne Netherwood

Address

Address line 1

11 Cottage Fields

Address line 2

St Martins

Address line 3

Town/City

Oswestry

Country

United Kingdom

Postcode

SY11 3EJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Site Area

What is the site area?

2519.30

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The garage itself has received planning permission in 2022 (CHI P/2022/0038) but although the dimensions as built are in accordance with the agreed plans, the applican has added windows on the south and east elevations and has changed the agreed balustrading to the terrace behind the garage. He also intends to erect a pergola over the terrace and to install garage doors to the garage and workshop.

Has the work or change of use already started?

⊘ Yes
◯ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/09/2025

Has the work or change of use been completed?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Domestic house and garden

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated 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.

Does your proposal involve the construction of a new building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used in the build?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Cavity wall with exposed brickwork to match bricks of house from floor level of garage to approx. im above; render to match house above and below. Brick piers 1100mm high around terrace over workshop to south of garage

Proposed materials and finishes:
As existing but with metal railings between brick piers

Type:
Windows

Existing materials and finishes:
upvc, colour to match colour of windows in house

Proposed materials and finishes:
upvc, colour to match colour of windows in house

Type:
Doors

Existing materials and finishes:
Rear door to garage- upvc, colour to match windows of house

Proposed materials and finishes:
Garage doors to garage and workshop - aluminium, colour to match windows of house Rear door to garage- upvc, colour to match windows of house

Type:
Roof

Existing materials and finishes:
Roof of garage - slate as agreed

Proposed materials and finishes:
Roof of garage - slate as agreed Roof over pergola - Onduline lightweight sheet

Type:
Other

Other (please specify):
Pergola construction

Existing materials and finishes:
Timber posts and beams

Proposed materials and finishes:
Timber posts and beams

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Documents
Design and Access Statement including Heritage Impact Statement
Biodiversity Statement
Drawings
26-01 A001A Location Plan
26-01 A101 Ground Floor Plan
26-01 A102 Workshop Plan
26-01 A110 Site Plan
26-01 A200 Section through Garage and Workshop
26-01 A301 East Elevation
26-01 A302 South Elevations
26-01 A303 North Elevation
21-12 A304 West Elevation

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before the application can be determined. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

◯ Yes
⊘ No

Refer to the Welsh Government's Development Advice Maps website.

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

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

⊘ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
◯ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [x] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [x] Other
- [ ] Unknown

Other

Foul sewage from the house has an existing connection to a septic tank, none required from garage

Are you proposing to connect to the existing drainage system?

- ◯ Yes
- ⊘ No
- ◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ◯ Yes
- ⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ◯ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ◯ Yes
- ⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

◯ Yes
⊘ No

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

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

- [x] Yes
- [ ] No

If Yes, please provide details

Neighbour has been consulted and does not object. Member of public notified Planning that the garage as built had features not in accordance with the approved plans. Planning Enforcement Officer has visited and Planning have recommended a new submission for Planning Approval.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] 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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENF/2026/0008

Date (must be pre-application submission)

09/02/2026

Details of the pre-application advice received

I have now had the opportunity to review the images and notes taken on the site visit in reference to the approved plans under granted permission P/2022/0038; these have also been reviewed with a Senior officer today.

Given there are several deviations from the approved plans, cumulatively these have led to the development having evolved to not be in accordance with the approved plans reference permission P/2022/0038.

With that, a new full application will be required to be submitted within 28 days of this email.

Within this, you will be required to address the variation in materials to the front elevations and the additional windows installed to the East Elevation, the window to the rear elevation inclusive of the change in material used within the door in situ.

The workshop area as approved in P/2022/0038 is also not of what is in situ to date. Significant engineering operations appears to have taken place in contrast to the area identified within the approved plans. You are required to address this within the new application inclusive of floor plans of both levels of the development.

The south elevation has also significantly changed – the glazed balustrade you have advised will no longer be part of the development therefore the new proposed wrought iron materials will need to be addressed within the application additional the pergola that has been erected to the south elevation will also need to be included within the application.

Within the visit, garage doors to the front/north elevation and the south elevation were also mentioned, these proposed doors will also need to be included within the proposal for the review of the determining planning officer.

As discussed within the meeting, please ensure the outstanding conditions within the 2 most recent permissions are correctly discharged including being mindful of the pre commencement condition and the 'within 3 months' condition discussed within permission P/2025/0366 prior to undertaking commencement of development associated with this permission. I will also reiterate I am satisfied no breaches have occurred in relation to permission P/2025/0366 (summer house).

Many thanks again for your cooperation and I look forward to receiving an update in due course with the reference number for the application submission.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(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

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mrs

First Name

Anne

Surname

Netherwood

Declaration Date

04/03/2026

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Person Role

◯ The Applicant
⊘ The Agent

Title

Mrs

First Name

Anne

Surname

Netherwood

Declaration Date

04/03/2026

☑ Declaration made

Declaration

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Anne Netherwood

Date

04/03/2026