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# Application for Approval of Reserved Matters following Outline Approval

## Town and Country Planning (Development Management Procedure) (Wales) Order 2012 - Article 21

**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

Land To The Rear Of 5 Queen Street

Address Line 1

Queen Street

Address Line 2

Rhosllanerchrugog

Town/city

Wrexham

Postcode

LL14 1TB

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

Easting (x)

329346

Northing (y)

346302

Description

## Applicant Details

## Name/Company

Title

Mr

First name

J

Surname

Delaney

Company Name

## Address

Address line 1

Land To The Rear Of 5 Queen Street Queen Street

Address line 2

Rhosllanerchrugog

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL14 1TB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Applicant Contact Details

Primary number

Secondary number

Email address

## Agent Details

## Name/Company

Title

Mr

First name

Trevor

Surname

Mennell

Company Name

Trevor Mennell Planning

## Address

Address line 1

Trevor Mennell Planning, The Gables

Address line 2

Kendricks Bank, Bayston Hill

Address line 3

Bayston Hill

Town/City

Shrewsbury

Country

United Kingdom

Postcode

SY3 0EH

## Contact Details

Primary number

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

Secondary number

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

Email address

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

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- [x] Access
- [x] Appearance
- [x] Landscaping
- [x] Layout
- [x] Scale

Please provide a description of the approved development as shown on the decision letter

Outline application for erection of detached dwelling and garage (all matters reserved)

Reference number

P/2022/0543

Date of decision (date must be pre-application submission)

19/12/2023

Please provide a description of the reserved matters for which you are seeking consent

The application is for approval of reserved matters:-
1 Approval of the following:-
a - Layout of the buildings
b - Sale of the buildings
c - Appearance of the Buildings
d - Means of access to site and buildings
Matters 3, 4, 5 and 6 are 'informative'

7 - No work has commenced on site and therefore a coal mining risk assessment in accordance with Reserved Matters will be carried out and submitted.

Under permitted development policy it is requested a temporary caravan be positioned on site until the development (house) is completed and signed off by the Council.

Has the work already started?

- ○ Yes
- ⊘ No

## Supporting Information

**Please provide the following information**

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Dwg No. G085/003 - Typical Elevation
Dwg No. G085/002 - Site and Location Plan

Please list all drawing numbers submitted with this application for approval

71459:1001 - Proposed Block Plan (including Landscaping and Planting)
71459:1002 - Proposed Floor Plans
71459:1003 - Proposed Elevations
71459:1004 - Proposed Single Garage
71459:1005 - Proposed Drainage Plan

If applicable, please state the reasons for any changes to the original drawings

n/a

## Neighbour and Community Consultation

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

◯ Yes
⊘ No

## 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

## Pre-application Advice

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

◯ Yes
⊘ No

## 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

## Declaration

I/We hereby apply for Approval of reserved matters 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

Trevor Mennell

Date

27/02/2026