

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. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

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

Easting (x)	<input type="text" value="333760"/>
Northing (y)	<input type="text" value="351271"/>

Description

Land off Chester Road, Wrexham, LL12 7AU
Tir oddi ar Ffordd Caer, Wreccsam, LL12 7AU

2. Applicant Details

Title	<input type="text" value="Other"/>
Other	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="WREXHAM COUNTY BOROUGH COUNCIL"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Wrexham County Borough Council"/>
Address line 2	<input type="text" value="The Guildhall"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Wrexham"/>

2. Applicant Details

Country	United Kingdom
Postcode	LL11 1AY
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	Keith
Surname	OHanlon
Company name	Lawray Architects
Address line 1	The Byre
Address line 2	Croesnewydd Hall
Address line 3	
Town/city	Wrexham
Country	United Kingdom
Postcode	LL13 7YP
Primary number	01978357887
Secondary number	
Email	wrexham@lawray.co.uk

4. Site Area

What is the site area?	2.54
Scale	hectares

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

Yes No

If Yes, please complete the following information regarding public open space

Type	Area of land (ha)
Open space gained	1.1
Open space lost	0.00

5. Description of the Proposal

Please describe the proposed development

5. Description of the Proposal

Cais ar gyfer ysgol newydd, ardal bysiau cysylltiedig ar Ffordd Caer, manau troi a gollwng, maes parcio, maes chwarae, caeau chwaraeon, ardal coedwig yr ysgol a llwybr coediog cyhoeddus newydd trwy Man Agored Cyhoeddus ar dir oddi ar Ffordd Caer, Wrexham, LL12 7AU.

Outline planning permission sought for the erection of a new school, associated bus bay on Chester Road, turning and drop off areas, car parking, playground, sports pitches, forest school area and new woodland walk Public Open Space (POS) on land off Chester Road, Wrexham, LL12 7AU.

Has the work already been started without planning permission?

Yes No

6. Existing Use

Please describe the current use of the site

Ar hyn o bryd, mae'r ardal wedi'i ffensiio, yn ar gau i'r cymuned ac yn segur ers 2005. Defnyddir y safle fel caeau chwaraeon preifat, ac mae ar les i Glwb Pêl-droed Wrexham fel eu man hyfforddi.

At present, the area of land is fenced off, inaccessible to the public and largely disused since 2005. The site is used as private sports pitches and leased out to Wrexham Football Club as a training facility.

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

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	0
Greenfield land	0

7. 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.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

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

8. 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.

9. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? Yes No

10. All Types of Development: Non-Residential Floorspace

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

If you have answered Yes to the question above please add details in the following table:

Use Class	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)
D1 - Non-residential institutions	0	0	25000	25000
D2 - Assembly and leisure	0	0	11000	11000
Total	0	0	36000	36000

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

11. Employment

Will the proposed development require the employment of any staff? Yes No

Please complete the following information regarding employees:

11. Employment

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	50		50

12. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

13. 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:

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

14. Renewable and Low Carbon Energy

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

Yes No

15. Neighbour and Community Consultation

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

Yes No

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. Pre-application Advice

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

Yes No

18. 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

If Yes, please provide details of the name, relationship and role:

Council Application

19. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

First name

Surname

Declaration date

Declaration made

20. 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

First name

Surname

Declaration Date

Declaration made

21. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)