Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) 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

Dolwar

Address Line 1

Park Road

Address Line 2

Coedpoeth

Town/city

Wrexham

Postcode

LL11 3TD

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

Easting (x)

328350

Northing (y)

350955

Description

Applicant Details

Name/Company

Title

Ms

First name

Kate

Surname

Jarvis

Company Name

Address

Address line 1

Monfa

Address line 2

Tudor St

Address line 3

Coedpoeth

Town/City

Wrexham

Country

Wales

Postcode

LL11 3RP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

JPH Architects Ltd

First name

Robert

Surname

Blount

Company Name

JPH Architects Ltd

Address

Address line 1

8 Brighton road

Address line 2

Address line 3

Town/City

Rhyl

Country

United Kingdom

Postcode

LL18 3HD

Contact Details

Primary number

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

Secondary number

Email address

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

Description of the Proposal

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

DYMCHWEL ANNEDD BRESENNOL A CHODI ANNEDD NEWYDD /
DEMOLITION OF EXISTING DWELLING AND ERECTION OF
REPLACEMENT DWELLING

Reference number

COE P/2023/0249

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

16/11/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 3, 7, and 8

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Material Samples (Condition 3)
754-STO-00-00-DR-L-0001-Landscape_general_arrangement-P03 (Condition 7)
GSL3035R01-1- Dolwar Coedpoeth Phase 2 SI - April 2024 (Condition 8)

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?

- [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

Email sent on Thu, Dec 14, 2023, 9:24 AM

Date (must be pre-application submission)

14/12/2023

Details of the pre-application advice received

Good Morning Robert, I've had a look at the plans and whilst they generally show a reduction in the overall size, I think there are too many changes for them to be considered as non-material. However, given what has already been approved, it would be likely that these changes could be supported. The best way forward to implement these changes would be to submit an application to vary condition 02 of P/2023/0249. The cost for this would be £230. Kind regards Sarah

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

- [x] I / We agree to the outlined declaration

Signed

Robert Blount

Date

07/06/2024