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Wrecsam LL11 1LG

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Application for non-material amendment following a grant of 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

Bersham Bank Colliery Tip

Address Line 1

Colliery Road

Address Line 2

Rhostyllen

Town/city

Wrexham

Postcode

LL14 4EG

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

Easting (x)

331237

Northing (y)

348156

Description

Bersham Colliery Tip

Applicant Details

Name/Company

Title

First name

Surname

BERSHAM (GLENSIDE) LTD

Company Name

Address

Address line 1

Bersham Bank Colliery Tip

Address line 2

Colliery Road

Address line 3

Rhostyllen

Town/City

Wrexham

Country

Postcode

LL14 4EG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Joe

Surname

Nugent

Company Name

SHEN Planning Consultants

Address

Address line 1

College House

Address line 2

17 King Edwards Road

Address line 3

Ruislip

Town/City

London

Country

United Kingdom

Postcode

HA4 7AE

Contact Details

Primary number

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

Secondary number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Variation of Condition 1 of P/2008/0266 (Reclamation of colliery spoil together with associated works including the siting of temporary structures and the installation of rail freight sidings at Bersham Bank Colliery Tip) to allow further 5 years to implement development.

Reference number

P/2015/0337

Date of decision

10/05/2018

For the purpose of calculating fees, which of the following best describes the original application type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amend the grammatical wording of Condition 20 to amend the pre-commencement element of the condition to a compliance condition.

Please state why you wish to make this amendment

To align the consistency of Condition 18 (restoration plan) with Condition 20 (aftercare management plan).
Condition 18 is a compliance condition timed by the exportation of material from the site. Whereas Condition 20 is a pre-commencement condition. It is premature and unachievable to submit an aftercare management plan before the submission and approval of a restoration plan. The amendment to the timing of Condition 20 aligns it with Condition 18.

Are you intending to substitute amended plans or drawings?

◯ 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?

- [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

Date (must be pre-application submission)

01/05/2024

Details of the pre-application advice received

Progression with the NMA application to establish consistency between Condition 18 and 20.

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
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment 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

Joe Nugent

Date

07/05/2024