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 Removal or Variation of a Condition following Grant of Planning Permission

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

Ruabon Business Park Site

Address Line 1

Adjacent to A483

Address Line 2

Ruabon

Town/city

Wrexham

Postcode

LL14 6TE

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

Easting (x)

329812

Northing (y)

343174

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Wilkinson

Company Name

Pure Residential and Commercial Ltd

Address

Address line 1

C/O Agent

Address line 2

5 Portal Business Park

Address line 3

Eaton Lane

Town/City

Tarporley

Country

Postcode

CW6 9DL

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

Steven

Surname

Grimster

Company Name

Grimster Planning Ltd

Address

Address line 1

5 Portal Business Park

Address line 2

Eaton Lane

Address line 3

Town/City

Tarporley

Country

Postcode

CW6 9DL

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

VARIATION OF CONDITION NOS. 8, 25, 26, 30 AND 31 IMPOSED UNDER PLANNING PERMISSION CODE NO. P/2014/0021

Reference number

P/2018/0053

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

18/05/2018

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

Condition number(s)

4 and 5

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/2018

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

The effects of the Covid pandemic have delayed the progress of development projects, both locally and nationally, across Wales. The Applicant encountered delays in obtaining the Section 38 and SAB Technical Approvals from Wrexham Council, which took some 3 years to obtain. The delays were due mainly to the number of changes in Wrexham Council personnel, and reached the point whereby Wrexham Council had to employ several different external consultants to vet and review both the Section 38 and SAB applications. Once new staff/consultants were appointed, the Applicant had to re-issue all information again and re-commence the design review with them. The Applicant now wishes to secure an extension of time to the planning permission in order to allow for the phased delivery of the consented scheme and will need longer than 12 months to allow for the preparation, submission and approval of phased reserved matters across the Site.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Variation of Condition 4 - Plans and particulars of the first reserved matters referred to in conditions 1 and 2 shall be submitted in writing to the local planning authority before the expiry of 8 years from the date of this permission. The development shall only be carried out in strict conformity with such details as are thereby approved.

Variation of Condition 5 - The development hereby permitted shall be begun before the expiry of 10 years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

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)

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

Pre-application Advice

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

- [ ] Yes
- [x] 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?

- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

David

Surname

Wilkinson

Declaration Date

27/06/2024

- [x] 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

- [x] (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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

David

Surname

Wilkinson

Declaration Date

27/06/2024

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Steven Grimster

Date

27/06/2024