Our Ref: 141726

Your Ref: P/2019/0835

10 June 2024

Planning Department
Wrexham CBC
16 Lord Street
Wrexham
LL11 1LG

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Site: LAND AT TUPA, PENLEY HALL DRIVE, PENLEY, WREXHAM, LL13 0LU
Re: Amendment to condition 1 of permission APP/H6955/A/20/3258703 (LPA ref. P/2019/0835) to allow commencement before the expiration of three years from the date of the approval of the last of the reserved matters

This cover letter accompanies an application submitted under S73 of the Act, which allows for applications for the development of land without complying with conditions subject to which a previous planning permission was granted.

The Planning (Wales) Act 2015 inserted text into S73 (5) which enabled applications to come forward in Wales for applications to be made to change a condition subject to which a previous permission was granted extending the time within which a development must be started.

The proposal would effectively add 12 months for the commencement of development on site, with the present expiration date being the 29th of June 2024. This application, once validated, will effectively pause expiry of the planning permission until a determination is made. As it so happens an application to discharge pre-commencement conditions is currently under consideration (reference P/2024/0288). The circumstances of this particular case, which are largely outside the control of the applicant, provide ample justification for enabling the commencement of the development to take place over a longer time period.

This application has been submitted following discussions with officers. If further information is required then please contact the author of this letter.

Yours sincerely



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