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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

Wynnstay Hall

Address Line 1

Wynnstay Hall Estate

Address Line 2

Ruabon

Town/city

Wrexham

Postcode

LL14 6LA

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

Easting (x)

330854

Northing (y)

342601

Description

Applicant Details

Name/Company

Title

MR

First name

PAUL

Surname

BLEZARD

Company Name

HOWCROFT HOMES (WYNNSTAY) LIMITED

Address

Address line 1

PLOTS 1-5, THE WALLED GARDEN

Address line 2

WYNNSTAY HALL ESTATE

Address line 3

Town/City

RUABON

Country

WALES

Postcode

LL14 6LA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

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

WALLED GARDEN, WYNNSTAY HALL ESTATE, RUABON, WREXHAM, LL14 6LD

Reference number

RUA P/2019/0913

Date of decision

23/11/2020

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
- [x] **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

REGULARISATION OF INFORMATION SUBMITTED IN ORIGINAL APPLICATION, INCLUDING BOUNDARY TREATMENTS, INDIVIDUAL PLOT ELEVATIONS AND TYPICAL DETAILS

Please state why you wish to make this amendment

FOLLOWING A MEETING WITH THE PLANNING ENFORCEMENT OFFICER, IT WAS SUGGESTED THAT A NMA APPLICATION WOULD ASSIST IN REGULARISING ANY DISCREPANCIES IN THE ORIGINAL SUBMISSION, WHILST ALSO DEFINING ELEVATIONAL DETAILS NOT ORIGINALLY SUBMITTED

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

AL[0]03: PLOT 1 FLOOR PLANS
AL[0]04: PLOT 2 FLOOR PLANS
AL[0]05: PLOT 3 FLOOR PLANS
AL[0]06: PLOT 4 FLOOR PLANS
AL[0]07: PLOT 5 FLOOR PLANS
AL[0]11: DETAIL SAMPLE

New plan/drawing numbers

WYNN_24_1001 - PROPOSED FLOOR PLANS (PLOT 1)
WYNN_24_1003 - PROPOSED FLOOR PLANS (PLOT 2)
WYNN_24_1005 - PROPOSED FLOOR PLANS (PLOT 3)
WYNN_24_1007 - PROPOSED FLOOR PLANS (PLOT 4)
WYNN_24_1010 - PROPOSED FLOOR PLANS (PLOT 5)
WYNN_24_1015 - DETAIL EXAMPLE
WYNN_24_1016 - DETAIL EXAMPLE
WYNN_24_1017 - DETAIL EXAMPLE

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)

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

Pre-application Advice

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

- [ ] Yes
- [x] No

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

Paul Blezard

Date

04/07/2024

Amendments Summary

Windows Altered to first floor front and rear elevations to match Georgian Bar detail to ground floor windows