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wrexham
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Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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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

Jarmay

Address Line 1

Station Avenue

Address Line 2

Chirk

Town/city

Wrexham

Postcode

LL14 5LS

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

Easting (x)

328889

Northing (y)

337741

Description

Applicant Details

Name/Company

Title

Mrs

First name

Wendy

Surname

Roberts

Company Name

Address

Address line 1

Jarmay Station Avenue

Address line 2

Chirk

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL14 5LS

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

Email address

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

Description of the Proposal

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

Erection of detached dwelling.

Reference number

CHI P/2021/0101

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

30/07/2021

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

Condition number(s)

2

Has the development already started?

- [x] Yes
- [ ] No

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

01/09/2021

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

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

Long delays owing to lock-down and principally the Five Fords Waste Water Treatment Works permit review delayed the project for over two years. During this period, building costs and materials increased dramatically resulting in a requirement to amend the building materials specified on the approved drawings.

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

1. The roof materials were specified as Welsh slate. We now wish to amend this to good quality Spanish slate.
2. Welsh slates were also specified for vertical gladding of the gable ends and the side cheeks of the dormer windows. We request that this is changed to horizontal larch boarding allowed to weather to a natural grey colour.
3. The windows were specified as timber-painted. We now request that these are changed to UPVC mechanical flush casement windows.
4. The original gutters and downpipes were specified as cast aluminium. We request that this is changed to black UPVC gutters and downpipes.

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
⊘ The applicant
◯ Other person

Pre-application Advice

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

⊘ 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

Telephone call

Date (must be pre-application submission)

15/07/2024

Details of the pre-application advice received

The officer discussed and agreed the proposed change of building materials, which had been used in a similar project in the conservation area adjacent to Chirk Castle grounds.

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?

⊘ 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

Mrs

First Name

Wendy

Surname

Roberts

Declaration Date

21/07/2024

- [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

Mrs

First Name

Wendy

Surname

Roberts

Declaration Date

21/07/2024

- [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.

☑ I / We agree to the outlined declaration

Signed

Scott McLaren

Date

21/07/2024