Planning Service
16 Lord Street
Wrexham LL11 1LG

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wrexham
COUNTY BOROUGH COUNCIL
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wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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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

Net World Sports

Address Line 1

Bryn Lane

Address Line 2

Wrexham Industrial Estate

Town/city

Wrexham

Postcode

LL13 9UT

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

Easting (x)

339117

Northing (y)

350779

Description

Applicant Details

Name/Company

Title

Mr

First name

Alex

Surname

Loven

Company Name

Net World Sports

Address

Address line 1

Net World Sports Bryn Lane

Address line 2

Wrexham Industrial Estate

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 9UT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Harry

Surname

Bolton

Company Name

Carter Jonas Llp

Address

Address line 1

17 Marble Street

Address line 2

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M2 3AW

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

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 06/09/2021 and in accordance with the conditions attached to that permission

Reference number

P/2021/0610

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

21/11/2021

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

Condition number(s)

1

Has the development already started?

- [x] Yes
- [ ] No

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

03/01/2022

Has the development been completed?

- [x] Yes
- [ ] No

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

30/09/2022

Condition(s) - Removal

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

We request that Condition 1 be amended to reflect the "as-built" scheme. Please refer to Planning Statement for details of revisions. We therefore request that the Landscape Concept Plan and Levels Plans are updated to reflect revised scheme.

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

1. The development shall be carried out in strict accordance with:
i. Drawing no. 2147-21-01 Landscape Concept Plan Revision J
ii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2001 Revision P3
iii. Drawing no. 19153-C4P-B1-ZZ-DR-A-2101 Revision P4
iv. Drawing no. 19153-C4P-B1-ZZ-DR-A-2102 Revision P1
v. Drawing no. 19153-C4P-B1-RF-DR-A-3301 Revision P2
vi. Drawing no. 19153-C4P-B1-ZZ-DR-A-2201 Revision P2
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0504 Revision P6
vii. Drawing no. 19153-C4P-AV-ZZ-DR-A-0505 Revision P6
ix. Drawing no. 19153-C4P-AV-ZZ-DR-A-0506 Revision P6
ix. Drawing no. T_21_2412-60-03 Revision F1
x. Drawing no. T_21_2412-60-04 Revision F1
xii. The Environment Partnership Bryn Lane, Wrexham Industrial Estate, Wrexham, Landscape and Ecological Management Plan Version 7 dated 11/11/21
xiii. Soft Landscape Works Maintenance and Management Proposals - 10 Years reference 2147-21-RP01D.

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?

- [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

N/A

Date (must be pre-application submission)

01/11/2023

Details of the pre-application advice received

Ongoing advice in respect of the scheme along with site visit with enforcement and ecology officers.

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

- ○ The Applicant
- ☑ The Agent

Title

Mr

First Name

Harry

Surname

Bolton

Declaration Date

31/07/2024

☑ 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

- ☑ (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

- ○ The Applicant
- ☑ The Agent

Title

Mr

First Name

Harry

Surname

Bolton

Declaration Date

31/07/2024

☑ 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

Harry Bolton

Date

31/07/2024