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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

Land to the north and south of Lane Farm

Address Line 1

Trevalyn

Address Line 2

Rossett

Town/city

Wrexham

Postcode

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

Easting (x)

337266

Northing (y)

357334

Description

Land to the north and south of Lane Farm, subject to outline planning permission (Appeal Ref: 3231048)

## Applicant Details

## Name/Company

Title

Mr

First name

Sean

Surname

McBride

Company Name

Castle Green Homes

## Address

Address line 1

Bridgemere House

Address line 2

Chester Road

Address line 3

Town/City

Preston Brook

Country

United Kingdom

Postcode

WA7 3BD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

## 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

Residential development of two parcels of land (for up to 61no. dwellings); northern parcel and up to 71no. dwellings: southern parcel); extension to community parking facility (in association with the northern parcel) with associated means of access and all other matters reserved, indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.

Reference number

3231048

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

14/02/2020

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

Condition number(s)

5

Has the development already started?

- [x] Yes
- [ ] No

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

29/01/2024

Has the development been completed?

- [ ] Yes
- [x] No

## Condition(s) - Removal

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

Revision of the approved document PInc 100-37-SMPA-01 to include provision for a pedestrian crossing on Rossett Road as per the description of development on the Outline Planning Permission and also to ensure consistency with the s278 works agreement.

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

Revision of application reference to reflect revised plan - please refer to application cover letter.

## 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

Email correspondence

Date (must be pre-application submission)

05/07/2024

Details of the pre-application advice received

Email exchange concerning requirement for planning application.

## 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

If No, can you give appropriate notice to ALL the other owners?

⊘ Yes
◯ No

### Certificate of Ownership - Certificate B

**I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.**

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**
Housing Department

**Number:**

**Suffix:**

**Address line 1:**
Ruthin Road

**Address Line 2:**

**Town/City:**
Wrexham

**Postcode:**
LL13 7TU

**Date notice served (DD/MM/YYYY):**
01/08/2024

**Person Family Name:**

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Sean

Surname

McBride

Declaration Date

01/08/2024

- [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

Sean

Surname

McBride

Declaration Date

01/08/2024

☑ 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

Sean McBride

Date

01/08/2024