Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
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

Powerzone Gym

Address Line 1

Rivulet Road

Address Line 2

Town/city

Wrexham

Postcode

LL13 8DT

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

Easting (x)

333914

Northing (y)

349927

Description

Applicant Details

Name/Company

Title

Mr

First name

Cain

Surname

Wynne

Company Name

Address

Address line 1

Powerzone Gym

Address line 2

Rivulet Road

Address line 3

Town/City

Wrexham

Country

Postcode

LL13 8DT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Dafydd

Surname

Edwards

Company Name

Blueprint

Address

Address line 1

Blueprint Architectural Services

Address line 2

Redwither Tower

Address line 3

Redwither Business Park

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 9XT

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

Variation of condition 4 Imposed under planning Permission P/2011/0166

Reference number

P/2016/0713

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

05/10/2016

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

Condition number(s)

Condition 3
Condition 4

Has the development already started?

- [x] Yes
- [ ] No

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

06/10/2016

Has the development been completed?

- [x] Yes
- [ ] No

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

06/10/2016

Condition(s) - Removal

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

Condition 3: Opening times altered to compete with competitors in the area.
Condition 4: Use of first floor of building is utilized by the gym.

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

Condition 3: Opening hours to be 5am-11pm 7 days a week.
Condition 4: This condition to be removed to allow Gym to utilize first floor.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] 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

ENF/2024/0298

Date (must be pre-application submission)

01/07/2024

Details of the pre-application advice received

Application required to regularise changes to opening hours and use of first floor.

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
- [x] No

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

- [x] 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:
Carden House

Number:

Suffix:

Address line 1:

Address Line 2:
Northop Country Park

Town/City:
Northop

Postcode:
CH7 6WD

Date notice served (DD/MM/YYYY):
07/08/2024

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Dafydd

Surname

Edwards

Declaration Date

07/08/2024

☑ 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

Dafydd

Surname

Edwards

Declaration Date

07/08/2024

☑ 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

Stuart Hatherall

Date

07/08/2024