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Wrecsam LL11 1LG

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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

Wardens

Address Line 1

Cwrt Pentwmpath

Address Line 2

Llay

Town/city

Wrexham

Postcode

LL12 0TT

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

Easting (x)

333514

Northing (y)

355720

Description

Applicant Details

Name/Company

Title

-

First name

-

Surname

-

Company Name

Castlemead Group Ltd.

Address

Address line 1

Abenbury House

Address line 2

17 Wilkinson Business Park

Address line 3

Clywedog Road South

Town/City

Wrexham

Country

Postcode

LL13 9AE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Phil

Surname

Oliver

Company Name

Munro Associates

Address

Address line 1

Unit 29 The Rural Enterprise Centre

Address line 2

Stafford Drive

Address line 3

Battlefield Enterprise Park

Town/City

Shrewsbury

Country

United Kingdom

Postcode

SY13FE

Contact Details

Primary number

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

Secondary number

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

ERECTION OF OVER 55'S HOUSING SCHEME COMPRISING 17 NO. 1 BED DWELLINGS AND 8 NO. 1 BED BUNGALOWS

Reference number

P/2022/0914

Date of decision

06/02/2023

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
⊘ **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

We propose to make the following amendments to the design of the apartment building (plots 1-17):

1. The layout of the fire escape stairs at each end of the building has been redesigned.

2. Southeast Elevation – The external wall material changed to facing brick (in lieu of render)

3. Southeast Elevation – The edges of the walkway balconies and supporting columns are to be encased with aluminium cladding, coloured anthracite grey and white (in lieu of brickwork).

4. Southeast Elevation – A smoke vent is added to the flat roof above the central stairwell.

5. Northwest Elevation – The window to Plant Room has been omitted.

6. Northwest Elevation – The windows to the central stairwell have been redesigned to omit the intermediate spandrel panel.

Please state why you wish to make this amendment

The proposed amendments are required following a review of the design to improve the building performance, assist the construction process, and satisfy the requirements of the end users.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

20.211-P105 Rev O - Proposed Site Plan
20.211-P110 Rev E - Proposed Ground Floor Plan (Apartments)
20.211-P111 Rev E - Proposed First Floor Plan (Apartments)
20.211-P112 Rev E - Proposed Second Floor Plan (Apartments)
20.211-P113 Rev G - Proposed Elevations (Apartments)

New plan/drawing numbers

24.271-03 - Proposed Site Plan
24.271-10 - Proposed Ground Floor Plan (Apartments)
24.271-11 - Proposed First Floor Plan (Apartments)
24.271-12 - Proposed Second Floor Plan (Apartments)
24.271-13 - Proposed Elevations (Apartments)

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?

- [ ] 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

Munro Associates

Date

09/08/2024