Planning Service
16 Lord Street
Wrexham LL11 1LG

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E-mail: planning@wrexham.gov.uk
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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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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

Disused Toilet Block

Address Line 1

Rossett Park

Address Line 2

The Green

Town/city

Rossett, Wrexham

Postcode

LL12 0EY

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

Easting (x)

336914

Northing (y)

357419

Description

Site of former disused toilet block at the junction of Chester Road (B5445) and The Green

Applicant Details

Name/Company

Title

First name

Wendy

Surname

Pace

Company Name

Hwb Yr Orsedd

Address

Address line 1

Hwb Yr Orsedd

Address line 2

14 Stonewalls

Address line 3

Burton

Town/City

Rossett, Wrexham

Country

Wales

Postcode

LL12 0LG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Sandbach

Company Name

JAR Architecture & Design Ltd

Address

Address line 1

Design Loft

Address line 2

9 Castle Street

Address line 3

Town/City

Conwy Town

Country

Postcode

LL32 8AY

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

DYMCHWEL BLOC TOILEDAU NAS DEFNYDD AC ADEILADU CANOLFA GYMUNEDOL NEWYDD GYDA GWAITH MEWNOL / DEMOLITION OF DISUSED TOILET BLOCK AND CONSTRUCTION OF NEW COMMUNITY HUB WITH INTERNAL WORKS

Reference number

ROS P/2022/0008

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

03/10/2022

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

Condition number(s)

3

Has the development already started?

- [x] Yes
- [ ] No

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

28/02/2024

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

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

Through the construction project the client brief evolved whilst on site due to prospective internal configuration and funding concerns which have impacted the aesthetic value and external works of the scheme.

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

Variations requested to the identified variation seeks to replace the approved drawings as follows:

-2119 A.002 Proposed Site Plan
-2119 A.200 Proposed Floor & Roof Plan
-2119 A.300 Proposed North & West Elevations
-2119 A.301 Proposed South & East Elevations

For variations to the approved scheme as follows:
-East Elevation: 1no window to be omitted, 1no vertical window to be made horizontal due to base units required internally
-South Elevation: 1no external door to be omitted due to no requirement for external access to the plant room, 1no. external door to be repositioned for external access to Accessible Toilet
-West Elevation: Feature vertical louvres omitted due to value engineering
-External Works: Enclosed service yard to be included to the north including park maintenance store, air source heat pump enclosure and refuse bin store - boundary treatment to be vertical timber fence to match the cladding of the building. External public usage area to accommodate bicycle stand for 10no bicycles.

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
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

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?

- [x] 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

First Name

Wendy

Surname

Pace

Declaration Date

13/09/2024

- [x] Declaration made

Agricultural Holding Certificate

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

First Name

Wendy

Surname

Pace

Declaration Date

10/09/2024

- [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.

- [x] I / We agree to the outlined declaration

Signed

Richard Sandbach

Date

13/09/2024