Planning Service
16 Lord Street
Wrexham LL11 1LG

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wrexham
COUNTY BOROUGH COUNCIL
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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

Fron Esgyn

Address Line 1

Pleasant View

Address Line 2

Froncysyllte

Town/city

Llangollen

Postcode

LL20 7SF

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

Easting (x)

326828

Northing (y)

341112

Description

Applicant Details

Name/Company

Title

First name

Chris

Surname

Hill

Company Name

Address

Address line 1

3 Rossini Place

Address line 2

Old Farm Park

Address line 3

Town/City

Milton Keynes

Country

United Kingdom

Postcode

MK7 8EZ

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

CONVERSION OF GARAGE TO ANCILLARY ACCOMMODATION

Reference number

P/2023/0153

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

15/08/2024

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

Condition number(s)

2 and 5

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

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

Further to the planning consent which was granted on 15 August, I contacted a local ecologist, Sue Worsfold to carry out the bat surveys requested in the report carried out by Arbtech in 2023.
Sue Worsfold carried out a survey of the roof space on 30th August 2024 and no droppings or evidence of bats was found. During the emergence survey no bats were seen to emerge from the building. Sue Worsfold subsequently made contact with the Wrexham Council Ecologist, Emma Broad who suggested an application be made for a non-material amendment to the ecology condition so that work can commence without the requirement to apply for a licence from
NRW.

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

The 3rd requirement of condition 2, being in accordance with the Preliminary Roost Assessment (Arbtech 20/02/2023) needs to be amended to being in accordance with the Fron Esgyn Bat Survey 30/08/2024

Site Visit

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

⊘ 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

Pre-application Advice

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

◯ Yes
⊘ 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?

⊘ 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

Chris

Surname

Hill

Declaration Date

19/09/2024

☑ 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

Chris

Surname

Hill

Declaration Date

19/09/2024

☑ 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

Chris Hill

Date

19/09/2024