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Wrexham LL11 1LG

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wrexham
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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 Approval of Details Reserved by Condition

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

Cross Shop, Store

Address Line 1

Holyhead Road

Address Line 2

Froncysyllte

Town/city

Llangollen

Postcode

LL20 7SN

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

Easting (x)

327199

Northing (y)

341223

Description

Applicant Details

Name/Company

Title

First name

Simon

Surname

Ness

Company Name

Address

Address line 1

The Croft

Address line 2

Commonside

Address line 3

Alvanley

Town/City

Frodsham

Country

United Kingdom

Postcode

WA6 9HD

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 FORMER SHOP TO DWELLING

Reference number

LLR P/2018/0218

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

18/02/2020

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

Condition number(s)

1) Development commenced within 5 years of approval
2)Development consistent with planning permission previously granted
3)Samples of materials to be used will be supplied on request basis
4)Photographic survey supplied

9) Proposed New / Replacement windows and doors in timber rather than upvc as per plans attached.Barge boards and fascia will be timber painted in black.

6 - Hard & Soft Landscaping as per plans attached
7- Landscaping to be completed within next 3 months
8) - No development will be made other than previously approved.

5 - All External Joinery will be in Timber and painted in Black or White with exception of doors which will be painted in Green (frames in black). RAL colours can be provided on request. Satin paint will be used.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 6 - Proposed Drawings Hard and Soft Landscaping

Condition 9 - Proposed Drawings for Replacement Windows & Doors in Timber

Condition 5 - Paint Colours for all external joinery will be Black and White with exception of doors.These will be Green. RAL Colours can be provided on request. Satin Paint will be used.
Condition 8 - no further development will be made other than that already approved.

Condition 1 -Development commenced within 5 years of approval.
Condition 2 - Development consistent with approved drawings
Condition 3 - Sample / photographs of facing materials to be supplied on request.
Condition 4 - previously released
Condition 7 - landscaping to be fully completed within 3 months.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Simon Ness

Date

25/09/2024

Amendments Summary

Condition 3 release was omitted in error.