Planning Service
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wrexham
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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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: 2

Suffix:

Property Name: Ebeneser (capel Yr Annibynwyr)

Address Line 1: Chester Road

Address Line 2:

Town/city: Wrexham

Postcode: LL12 7AD

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

Easting (x): 333630

Northing (y): 350673

Description:

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Small

Company Name

BRYN PROPERTY CO LTD

Address

Address line 1

Units 1-3

Address line 2

Five Crosses Industrial Estate

Address line 3

Minera

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 3RD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

Email address

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

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

An apartment building consisting of 23 apartments across four floors with associated parking

Reference number

P/2021/0313

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

19/08/2024

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

Condition number(s)

14. Within two months of the date of this permission, a scheme of temporary fencing along the highway frontage of the site shall be implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The fence shall retained until the commencement of the development hereby permitted.

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

14. Within two months of the date of this permission, a scheme of temporary fencing along the highway frontage of the site shall be implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The fence shall retained until the commencement of
the development hereby permitted.

We have already installed temporary fencing, as part of our previous planning permission; I am submitting a written/photographic scheme for retrospective approval that describes in full our proposal/the existing fencing.

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?

- [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

P/2021/0313

Date (must be pre-application submission)

23/10/2024

Details of the pre-application advice received

We were advised of a potential beach of condition via email. I contacted Steph Nolf via email and phone call and addressed the issues highlighted immediately. There were concerns about the visual impact of the site, as a result of vandalism to our existing heras fencing & airmesh. The damaged fencing and airmesh was replaced within a day or so. I was also advised that we'd need to formally discharge the condition for the renewed planning permission, regardless of us having done so as part of our previous planning consent (which is something I had been previously been unaware of).

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.

☑ I / We agree to the outlined declaration

Signed

John Small

Date

19/11/2024