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
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; 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

Suffix

Property Name

The Bungalow

Address Line 1

Henblas Road

Address Line 2

Rhostyllen

Town/city

Wrexham

Postcode

LL14 4AD

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

Easting (x)

331346

Northing (y)

348759

Description

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Bateman

Company Name

Address

Address line 1

Wrexham County Borough Council, Ruthin Road

Address line 2

Housing Department

Address line 3

Town/City

Wrexham

Country

Postcode

LL13 7TU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Anmol

Surname

Lall

Company Name

Elite Systems GB

Address

Address line 1

Elite Systems GB, Bedford Street

Address line 2

Westgate

Address line 3

Town/City

Cleckheaton

Country

United Kingdom

Postcode

BD19 5EA

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

ERECTION OF MODULAR NURSERY CLASSROOM AND CREATION OF CAR PARK

Reference number

ESCP/2023 /0699

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

23/02/2024

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

Condition number(s)

Condition 4- No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Has the development already started?

- [x] Yes
- [ ] No

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

01/01/2025

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

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

Wish for the condition to be removed as Welsh water have made direct contact with the SAB officer and they are advising that they are happy to remove the holding objection on the case. The email chain has been attached to this application as well as the SAB approval document for proof of approval. With this condition removed Welsh water can complete the S106 new connection to sewer and progress with their work on completing the connection for the new school project. The SAB approval documents showcase how we are compliant with SUDS and have a sustainable and approved drainage design therefore giving reason for this condition to be removed.

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

N/A

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
⊘ 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

Anmol

Surname

Lall

Declaration Date

29/01/2025

☑ 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

Anmol

Surname

Lall

Declaration Date

29/01/2025

☑ 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

Anmol Lall

Date

30/01/2025