Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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

STōK Cae Ras

Address Line 1

Mold Road

Address Line 2

Town/city

Wrexham

Postcode

LL11 2AH

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

Easting (x)

332779

Northing (y)

350947

Description

Applicant Details

Name/Company

Title

-

First name

-

Surname

-

Company Name

Wrexham Association Football Club Limited

Address

Address line 1

c/o Agent

Address line 2

-

Address line 3

-

Town/City

-

Country

-

Postcode

LL11 2AH

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

First name

Chris

Surname

Potts

Company Name

Savills

Address

Address line 1

Savills

Address line 2

5th Floor

Address line 3

2 Kingsway

Town/City

Cardiff

Country

United Kingdom

Postcode

CF10 3FD

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

Kop development for 5,500 spectator seats, inclusive of a 500 capacity hospitality area, with a 600 capacity non-match day exhibition space, new public realm and associated works.

Reference number

P/2023/0776

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

09/01/2024

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

Condition number(s)

Condition 2

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

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

Please see covering letter.

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

Please see covering letter.

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

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

⊘ 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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

06/01/2025

Details of the pre-application advice received

Informal discussion.

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

If No, can you give appropriate notice to ALL the other owners?

⊘ Yes
◯ No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Wrexham Glyndwr University

Address Line 2:
Mold Road

Town/City:
Wrexham

Postcode:
LL11 2AW

Date notice served (DD/MM/YYYY):
03/02/2025

Person Family Name:

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Welsh Government

Address Line 2:
Cathays Park

Town/City:
Cardiff

Postcode:
CF10 3NQ

Date notice served (DD/MM/YYYY):
03/02/2025

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Chris

Surname

Potts

Declaration Date

03/02/2025

☑ 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

First Name

Chris

Surname

Potts

Declaration Date

03/02/2025

☑ 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

Portia Banwell

Date

03/02/2025