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
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 non-material amendment following a grant of planning permission

Town and Country Planning 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

Land off Wrexham Road

Address Line 1

Rhostyllen

Address Line 2

Town/city

Wrexham

Postcode

LL14 4DN

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

Easting (x)

331677

Northing (y)

348558

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Griffin

Company Name

SG ESTATES LTD

Address

Address line 1

UNIT 1

Address line 2

S G Estates Ltd

Address line 3

Rhosddu industrial estate

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 4YL

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

Daniel

Surname

Griffin

Company Name

SG ESTATES LTD

Address

Address line 1

UNIT 1

Address line 2

S G Estates Ltd

Address line 3

Rhosddu industrial estate

Town/City

Wrexham

Country

United Kingdom

Postcode

LL11 4YL

Contact Details

Primary number

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

Secondary number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Original Planning ref P/2007/0686
Section 73 permission ref P/2023/0653 AMRYWIAD I AMOD 2 O GANIATAD CYNLLUNIO P/2007/0686 I DDIWYGIO (NEWID Y LLEINIAU 83-116)/ VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2007/0686 (PLOT SUBSTITUTION 83-116)
Date of permission 01/11/2024

Reference number

P/2007/0686 and P/2023/0653

Date of decision

01/11/2024

For the purpose of calculating fees, which of the following best describes the original application type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Swapping Plot 67 from a Derwen house type to a Corwen house type.
Swapping Plot 68 from a Derwen house type to a Corwen house type.

Please state why you wish to make this amendment

A 'Corwen' is a smaller unit making it more saleable.

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

Existing planning layout:
P1249-WR2-SAL-00-ZZ-DR-A-0605_P7_ProposedSiteLayoutPh2A

Derwen house type:
P1242-SGH-SAL-D1-ZZ-DR-A-0100_P7_DerwenMaster

New plan/drawing numbers

Proposed Layout:
P1249-WR2-SAL-A1-ZZ-DR-A-0602_P6_ProposedSitePlanPh2A

Corwen house type:
P1242-SGH-SAL-C3-ZZ-DR-A-0100_P3_CorwenMaster

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

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Non-Material Amendment 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

Daniel Griffin

Date

18/02/2025