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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

333967

Northing (y)

350529

Description

Land at Border Retail Park, Holt Road, Wrexham LL13 8NG

Applicant Details

Name/Company

Title

Mr

First name

Barry

Surname

Hll

Company Name

WES No1 Ltd c/o Waypoint Investment Management Ltd

Address

Address line 1

4th Floor

Address line 2

17-19 Maddox Street

Address line 3

Town/City

London

Country

Postcode

W1S 2QH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Hunter

Company Name

Plande

Address

Address line 1

1st Floor, Kennedy House

Address line 2

31 Stamford Street

Address line 3

Town/City

ALTRINCHAM

Country

United Kingdom

Postcode

WA14 1ES

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

ADEILADU SIOP GOFFI GYDA CHYFLEUSTER CASGLU O FFENEST Y CAR, MYNEDIAD CYSYLLTIEDIG, GWAITH TIRLUNIO A GWASANAETHU
ERECTION OF COFFEE SHOP WITH DRIVE THRU, ASSOCIATED ACCESS, LANDSCAPING AND SERVICING

Reference number

P/2024/1174

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

04/12/2024

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

Condition number(s)

2, 6, 14

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

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

Condition 2 - Following a change to the drainage layout, amendments are required to the landscaping proposals. Reference to approved drawing 1001 Rev P05 to be amended to 1001 Rev P06.
Condition 6 - Refers to remediation works as part of condition 4 of the approval. This should relate to condition 5 of the approval / be removed due to the Discharge of Condition 5.
Condition 14 - Following a change to the drainage layout, amendments are required to the landscaping proposals. Reference to approved drawing 1001 Rev P05 to be amended to 1001 Rev P06.

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

Condition 2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 18980 - 110 Rev J, 18980 - 111 Rev J, 18980 - 112 Rev B, 18980 - 113 Rev A, 18980 - 114 Rev F, 18980 - 115 Rev C, 1001 Rev P06.

Condition 6.
If there are any issues with the separately submitted application for Discharge of Condition 5: Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 5 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

If the application for Discharge of Condition 5 is approved and no remediation or validation report is required, it is requested that the condition is removed or the wording varied so that no formal discharge of condition application is required.

Condition 14. The landscaping scheme shown on 1001 Rev P06 shall be fully implemented in strict accordance prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, following the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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
- [x] 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
- [x] No

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

- [x] 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:
4th Floor

Number:

Suffix:

Address line 1:
17-19 Maddox Street

Address Line 2:

Town/City:
London

Postcode:
W1S 2QH

Date notice served (DD/MM/YYYY):
28/02/2025

Person Family Name:

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

House name:
Tesco House

Number:

Suffix:

Address line 1:
Shire Park

Address Line 2:
Kestrel Way

Town/City:
Welwyn Garden City

Postcode:
AL7 1GA

Date notice served (DD/MM/YYYY):
28/02/2025

Person Family Name:

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

House name:
Vision House

Number:

Suffix:

Address line 1:
19 Colonial Way

Address Line 2:

Town/City:
Watford

Postcode:
WD24 4JL

Date notice served (DD/MM/YYYY):

28/02/2025

Person Family Name:

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

House name:

Number:

Suffix:

Address line 1:
5 New Street Square

Address Line 2:

Town/City:
London

Postcode:
EC4A 3TW

Date notice served (DD/MM/YYYY):
28/02/2025

Person Family Name:

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

House name:

Number:

Suffix:

Address line 1:
The Vault Dakota Drive

Address Line 2:
Estuary Commerce Park

Town/City:
Speke, Liverpool

Postcode:
L24 8RJ

Date notice served (DD/MM/YYYY):
28/02/2025

Person Family Name:

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

House name:

Number:

Suffix:

Address line 1:
1 Lea Road

Address Line 2:

Town/City:
Waltham Abbey

Postcode:
EN9 1AS

Date notice served (DD/MM/YYYY):
28/02/2025

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Barry

Surname

Hll

Declaration Date

28/02/2025

- [x] 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

- [x] (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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Barry

Surname

Hll

Declaration Date

28/02/2025

- [x] 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

- Plande

Date

28/02/2025