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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: 17

Suffix:

Property Name:

Address Line 1: Egerton Street

Address Line 2:

Town/city: Wrexham

Postcode: LL13 1NB

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

Easting (x): 333364

Northing (y): 350493

Description:

## Applicant Details

Name/Company

Title

First name

Violetta

Surname

Niklas-Pecha

Company Name

## Address

Address line 1

Oak House

Address line 2

70 Sontley Road

Address line 3

Town/City

Wrexham

Country

Postcode

LL13 7EN

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

Mrs

First name

PET

Surname

TWIGG

Company Name

PLANNING ANGEL LTD

## Address

Address line 1

HOLMCROFT

Address line 2

TOWNFIELD LANE

Address line 3

Town/City

TARVIN

Country

United Kingdom

Postcode

CH3 8EG

## 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

CONVERSION OF BEAUTY SALON TO 6 APARTMENTS

Reference number

P/2024/1363

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

05/01/2025

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

Condition number(s)

4.
No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.
5.
No development shall take place until a scheme for the drainage of foul water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use/occupation of the development.

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

Conditions 4 & 5 - 288-ESW-PL-001 Rev B_Site Location Plan
Condition 4 - 288-ESW-BR-002 Rev B_Block Plan
Condition 4 - Box details
Condition 5 - 288-ESW-BR-005 Rev A_Drainage Plans
Condition 5 - 288-ESW-BR-012 Rev A_Proposed Section A-A

The above plans illustrate the scheme for the drainage of foul water that has to be submitted to and approved in writing by the Local Planning Authority (condition 5) and a plan and box details provided to show net benefit for biodiversity by addition of two bird boxes and 1 bat box on the building (condition 4).

## 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)

- [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

## 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.

- [x] I / We agree to the outlined declaration

Signed

PET TWIGG

Date

03/03/2025