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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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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: 1

Suffix:

Property Name:

Address Line 1: Camberley Crescent

Address Line 2:

Town/city: Wrexham

Postcode: LL12 7LR

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

Easting (x): 334244

Northing (y): 351270

Description:

Applicant Details

Name/Company

Title

First name

F

Surname

Dobie

Company Name

Address

Address line 1

1 Camberley Crescent

Address line 2

Address line 3

Town/City

Wrexham

Country

Postcode

LL12 7LR

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

DEMOLITION OF EXISTING REAR EXTENSION AND ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS, NEW VEHICULAR ACCESS AND HARDSTANDING

Reference number

P/2024/1640

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

04/11/2024

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

Condition number(s)

5.
The existing vehicular access as shown on the plan numbered 20-01-PL-001 Revision B shall be permanently closed up prior to the first use of the new vehicular access hereby approved. Within six months from the date of the first use of the new vehicular access, the existing dropped kerb shall be reinstated to a full height footway; S184 consent would be required for these works.

Has the development already started?

- [x] Yes
- [ ] No

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

03/03/2025

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

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

Planning conditions should only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
In this case the new driveway access onto an unclassified road is permitted development and could have been implemented without the need for planning permission, the applicant is willing to block off the original driveway, but reinstating the kerb to to a full height footway is unnecessary and unreasonable.
It was a recommendation not a requirement from the LHA.
It is a cul de sac location, this is a cosmetic request and the reinstatement of the pavement had no bearing on the planning permission as it was not required in order to make the development acceptable.
By imposing the necessity to apply for a S184 consent, which is required for these works to the kerb, means that the applicant incurrs unnecessary expense for no highway safety gain. The requirement is not relevant to planning or for the development to be approved, it was already permitted.

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

The existing vehicular access as shown on the plan numbered 20-01-PL-001 Revision B shall be permanently closed up prior to the first use of the new vehicular access hereby approved.

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?

- [x] 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
- [x] The Agent

Title

Mrs

First Name

PET

Surname

TWIGG

Declaration Date

04/03/2025

- [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

- [ ] The Applicant
- [x] The Agent

Title

Mrs

First Name

PET

Surname

TWIGG

Declaration Date

04/03/2025

- [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.

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

Signed

PET TWIGG

Date

04/03/2025