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

Ty Mawr Farmhouse

Address Line 1

Cae Gwilym Road

Address Line 2

Newbridge

Town/city

Wrexham

Postcode

LL14 3JG

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

Easting (x)

328325

Northing (y)

341426

Description

## Applicant Details

Name/Company

Title

First name

Emma

Surname

Brennan

Company Name

## Address

Address line 1

Ty Mawr Farmhouse Cae Gwilym Road

Address line 2

Newbridge

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL14 3JG

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

Theodore

Surname

Speaks

Company Name

Speaks Design Services

## Address

Address line 1

1 Beaconsfield Terrace

Address line 2

Morda

Address line 3

Town/City

Oswestry

Country

United Kingdom

Postcode

SY10 9PE

## 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

ESTYNIAD DEULAWR I OCHR YR EIDDO AC ESTYNIAD UNLLAWR I OCHR YR EIDDO ALLANOL GAN GYNNWYS ADLEOLI GAREJ A GOSOD PWMP GWRES FFYNHONNELL AER A PV SOLAR / TWO STOREY SIDE EXTENSION AND SINGLE STOREY SIDE EXTENSION INCLUDING RELOCATION OF GARAGE AND INSTALLATION OF AIR SOURCE HEAT PUMP AND SOLAR PV

Reference number

P/2024/0053

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

31/10/2024

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

Condition number(s)

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 308/TMF/PL/002 REV C, 308/TMF/PL/003 REV L, 308/TMF/PL/004 REV K, 308/TMF/PL/005 REV L, 308/TMF/PL/006 REV J, 308/TMF/PL/008 REV J, 308/TMF/PL/007 REV A
3. The external surfaces of the building(s) shall be constructed of the materials specified on 308/TMF/PL/002 REV C, 308/TMF/PL/003 REV L, 308/TMF/PL/005 REV L

Has the development already started?

◯ Yes
⊘ No

## Condition(s) - Removal

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

To slighly amend the design aesthetic to achieve a high-quality design outcome that aligns with best practice in architectural aesthetics and placemaking.

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

The approved single storey rear extension is to be amended from a flat roof, to a pitched roof.
The approved detached garage is to be relocated to an altered location.

## 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

## 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

### 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
⊘ The Agent

Title

Mr

First Name

Theodore

Surname

Speaks

Declaration Date

14/03/2025

☑ 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

Mr

First Name

Theodore

Surname

Speaks

Declaration Date

14/03/2025

☑ 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

Theodore Speaks

Date

14/03/2025