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Wrexham LL11 1LG
Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
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Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG
Llinell Gymorth: 01978 298994
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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

Factory

Address Line 1

Ash Road South

Address Line 2

Wrexham Industrial Estate

Town/city

Wrexham

Postcode

LL13 9UG

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

Easting (x)

338060

Northing (y)

350365

Description

Norish Cold Food Storage Factory, Wrexham Industrial Estate

Applicant Details

Name/Company

Title

First name

Surname

C/o Agent

Company Name

Thermotraffic Ltd

Address

Address line 1

C/o Agent

Address line 2

C/o Agent

Address line 3

C/o Agent

Town/City

C/o Agent

Country

C/o Agent

Postcode

CO AGENT

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

First name

Clodagh

Surname

Macken

Company Name

CarneySweeney

Address

Address line 1

Brunel House

Address line 2

2 Fitzalan Road

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF24 0EB

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

Extension of cold storage building, alterations to parking and landscaping

Reference number

P/2024/0247

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

07/02/2025

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

Condition number(s)

Conditions 2; 3; 4; 5 and 10

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Removal

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

Please refer to the enclosed Planning Statement.

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

Please refer to the enclosed Planning Statement.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

N/A

Date (must be pre-application submission)

29/01/2025

Details of the pre-application advice received

Informal advice was sought from the LPA regarding the acceptability of a S73 planning application to seek the proposed amendments. An email exchange with Jenni Perkins confirmed that a S73 application was deemed appropriate.

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

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

◯ Yes
⊘ No

If No, and you cannot trace all the other owners, can you give the appropriate notice to one or more owner?

◯ Yes
⊘ No

Certificate of Ownership - Certificate D

I certify/the applicant certifies that:

- **Certificate A cannot be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/the applicant has been unable to do so.**

The steps taken were:

Land Registry title search and Council's adopted road maps were consulted. A notice will be published in the Wrexham Leader.

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Wrexham Leader

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

26/03/2025

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Clodagh

Surname

Macken

Declaration Date

20/03/2025

☑ 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

First Name

Clodagh

Surname

Macken

Declaration Date

20/03/2025

☑ 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

Clodagh Macken

Date

21/03/2025