Planning Service
16 Lord Street
Wrexham LL11 1LG

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E-mail: planning@wrexham.gov.uk
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wrexham
COUNTY BOROUGH COUNCIL
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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

2 Fron Deg

Address Line 1

Lanes Through Fron Deg

Address Line 2

Fron Deg

Town/city

Glyn Ceiriog

Postcode

LL20 7NW

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

Easting (x)

319989

Northing (y)

337037

Description

Applicant Details

Name/Company

Title

Mrs

First name

Fiona

Surname

Grant

Company Name

Address

Address line 1

2 Fron Deg Lanes Through Fron Deg

Address line 2

Fron Deg

Address line 3

Wrexham

Town/City

Glyn Ceiriog

Country

Postcode

LL20 7NW

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

Miss

First name

Kerry

Surname

Burns

Company Name

KB Architecture Design

Address

Address line 1

The Coach House

Address line 2

Llewelyn Road

Address line 3

Town/City

Wrexham

Country

Postcode

LL11 5TW

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 1 FRONDEG, AMALGAMATION OF AND EXTENSION TO 2
AND 3 FRONDEG TO CREATE ONE DWELLING, AND ACCESS FOR PARKING

Reference number

P/2024/0272

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

02/09/2024

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

Condition number(s)

condition 2

Has the development already started?

- [x] Yes
- [ ] No

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

21/02/2025

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

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

Following the excavation works at 1, 2, and 3 Fron Deg, Nantyr Road, Glyn Ceiriog, Llangollen, Clwyd, LL20 7NW, it has become evident that the existing foul drainage system does not align with the details specified on the title deeds.

As a result, we intend to renew and upgrade the existing, non-compliant septic tank to support the proposal outlined in P/2024/0272.

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

As the development cannot be carried out in strict accordance with the approved drawings, the submitted information will need to be updated to reflect the inclusion of a septic tank and drainage field.

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)

- [ ] The agent
- [x] 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

Mrs

First Name

Fiona

Surname

Grant

Declaration Date

25/03/2025

☑ 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

Mrs

First Name

Fiona

Surname

Grant

Declaration Date

25/03/2025

☑ 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

Kerry Burns

Date

25/03/2025