Llywodraeth Cymru
Welsh Government

If you would rather make this application online, you can do so on the Welsh Government website: www.gov.wales/planningapplications

Application for removal or variation of a condition following grant of planning permission

Town and Country Planning Act 1990
Historic Environment (Wales) Act 2023

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form of the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

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

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr	First name:	Mike
Last name:	Thomas		
Company (optional):	Wales and West Utilities		
Unit:		House number:	House suffix:
House name:			
Address 1:	Wales and West House		
Address 2:	Spooner Close		
Address 3:	Coedkernew		
Town:	Newport		
County:			
Country:	Wales		
Postcode:	NP10 8FZ		

2. Agent Name and Address

Title:		First name:	
Last name:	Environment and Planning Service		
Company (optional):	Dalcour Maclaren		
Unit:	4	House number:	House suffix:
House name:			
Address 1:	Bredon Court		
Address 2:	Brockeridge Road		
Address 3:	Twyning		
Town:	Tewkesbury		
County:			
Country:			
Postcode:	GL20 6FF		

3. Site Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: Bowling Green

Address 2: High Street

Town: Gresford

County: Wrexham

Postcode (optional): LL12 8PS

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".

Easting: 334780 Northing: 354628

Description:

The site is located to the east of the Recreational Ground at Gresford, Wrexham.

4. Pre-application Advice

Has pre-application advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

It is proposed to install a gas governor to the east of the playing field along with a gas pipeline. The proposed development will also require the construction of a temporary access from the west and a temporary vehicle route along the southern field boundary as well as a temporary compound area in land at recreational ground, off high street, Gresford.

Reference number: P/2023/0520 Date of decision (DD/MM/YYYY): 09/11/2023 (date must be pre-application submission)

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

1.	Condition 2	6.	
2.	Condition 8	7.	
3.	Condition 9	8.	
4.	Condition 10	9.	
5.		10.	

Has the development already started? ☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY): (date must be pre-application submission)

Has the development been completed? ☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Condition(s) - Removal

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

In terms of condition 8, the proposed location of the temporary access and set-down compound has been changed. Therefore, we wish for this condition to be varied. As a result of this, conditions 2 and 9 require varying to ensure that the correct temporary access / compound plan is referenced throughout the condition letter. In terms of condition 10, as the proposed location of the temporary access has changed, the footway will no longer be affected by the access. Therefore, we wish for this condition to be removed.

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

We wish the wording of conditions 8 to be varied to reflect the updated location of the temporary access and set-down compound. This new location is shown on the attached plan (Gresford Governor Construction Plan, ref: 23006894_Temporary Works Plan), submitted as part of this application, to replace the previous plan SRE1127/03/06 REV 0 as stated in the condition 8 currently. Consequently, Conditions 2 and 9 both require varying in order to ensure all references are made to '23006894_Temporary Works Plan' rather than 'SRE1127/03/06 REV 0' throughout.

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed with this application form

Certificate of Ownership – Certificate A

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

Certificate of Ownership – Certificate B

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
The Official Custodian For Charities	Memorial Hall , High St, Gresford, Wrexham, LL12 8PS	07/03/2025

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:
	[redacted]	07/03/2025

Certificate of Ownership – Certificate C

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

7. Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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 7 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:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY:

8. Agricultural Holdings

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:	X	The correct fee:	X
The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):		The original and 3 copies of a design and access statement, if the proposed development:	
The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):		- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or	
The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	X	- constitutes "major development"	

Depending on the type and scale of proposed development, your application – in order to be validated - may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

Welsh Government Circular 002/2012 will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

10. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
	[redacted]	07/03/2025	(date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	[redacted]	

Country code:	Mobile number (optional):

Email address (optional):

[redacted]

13. 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 Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:	Telephone number:

Email address: