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
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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

Lower Farm

Address Line 1

Lane From Cobham Cottage To Lower Farm

Address Line 2

Bowling Bank

Town/city

Wrexham

Postcode

LL13 9RY

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

Easting (x)

340887

Northing (y)

350571

Description

Applicant Details

Name/Company

Title

Mr

First name

Tony

Surname

Walsh

Company Name

Address

Address line 1

Lower Farm

Address line 2

Bowling Bank

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 9RY

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

Wendy

Surname

Britner

Company Name

Blueprint

Address

Address line 1

Blueprint Architectural Services

Address line 2

Redwither Tower

Address line 3

Redwither Business Park

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 9XT

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

CONVERSION OF
AGRIGULTURAL BUILDING TO DWELLING

Reference number

P/2021/0604

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

25/02/2022

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)

27/12/2022

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Removal

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

Design Amends

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

Use attached drawings as amended design

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
⊘ 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

Wendy

Surname

Britner

Declaration Date

01/04/2025

☑ 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

Wendy

Surname

Britner

Declaration Date

01/04/2025

☑ Declaration made

Declaration

To submit your building control application you must agree to the below 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.
Removal/Variation of a condition: Removal#Variation of a condition I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Wrexham County Borough Council
- 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

Stuart Hatherall

Date

01/04/2025