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 non-material amendment following a grant of planning permission

Town and Country Planning Act 1990

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

Land At Air Products

Address Line 1

Llangollen Road

Address Line 2

Acrefair

Town/city

Wrexham

Postcode

LL14 3HW

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

Easting (x)

328061

Northing (y)

343114

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Forgrave

Company Name

Gower Homes Ltd

Address

Address line 1

8 Temple Row

Address line 2

Address line 3

Town/City

Wrexham

Country

Postcode

LL13 8LY

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

First name

Edge Architects NW

Surname

Ltd

Company Name

EDGE Architects NW Ltd

Address

Address line 1

10 Everard Road

Address line 2

Address line 3

Town/City

Rhos on Sea

Country

Postcode

LL28 4EY

Contact Details

Primary number

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

Secondary number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

Description of Your Proposal

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

ADEILADU 21 ANNEDD TAIR A PHEDAIR YSTAFELL WELY GYDA GWAITH CYSYLLTIEDIG / ERECTION OF 21 THREE AND FOUR BEDROOM DWELLINGS WITH ASSOCIATED WORKS

Reference number

P/2021/0793

Date of decision

13/12/2023

For the purpose of calculating fees, which of the following best describes the original application type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Housetype variation to plot 14, relocation of garage to plot 15 and minor amendment to siting of plots 12 & 13

Please state why you wish to make this amendment

To meet market demand

Are you intending to substitute amended plans or drawings?

⊘ Yes
◯ No

If yes, please complete the following details

Old plan/drawing numbers

21-DES-001-2C

New plan/drawing numbers

21-DES-11a

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)

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- [x] 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

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

First Name

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

Surname

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

Reference

P/2024/0157

Date (must be pre-application submission)

27/03/2025

Details of the pre-application advice received

Client advised to submit an application for a non-material amendment for the plot substitution.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Declaration

To submit your building control application you must agree to the below declaration.
I/We hereby apply for Non-Material Amendment 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.
Non-Material Amendment: Non-Material Amendment 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

Edge Architects NW Ltd

Date

01/04/2025