Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for Approval of Details Reserved by Condition

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: 124

Suffix:

Property Name:

Address Line 1: Rhosnesni Lane

Address Line 2:

Town/city: Wrexham

Postcode: LL12 7NB

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

Easting (x): 334658

Northing (y): 351430

Description:

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Clifton

Company Name

Address

Address line 1

120 Rhosnesni Lane Wrexham

Address line 2

Wrexham

Address line 3

Town/City

Country

United Kingdom

Postcode

LL12 7NE

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

DEMOLITION OF STRUCTURE AND CONSTRUCTION OF 7 COMMERCIAL
UNITS (B1)

Reference number

P/2022/0181

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

13/02/2024

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

Condition number(s)

Conditions 3,4,5,6,7,8,9,10 and 11

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 Lighting Scheme
Condition 4 Materials Sheet
Condition 5 Drainage Scheme
Condition 6 and 7 Site Investigation Scheme
Condition 8 NBB statement and drawing: C139-007
Condition 9 C139-007 Boundary Treatment Plan
Condition 10 Construction Traffic Management Plan
Condition 11 Service Delivery Management Plan

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

Pre-application Advice

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

◯ Yes
⊘ No

Declaration

To submit your building control application you must agree to the below declaration.
I/We hereby apply for Approval of details reserved by a condition (discharge) 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.
Approval of details reserved by a condition (discharge): Approval of details reserved by a condition (discharge) 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

14/04/2025